



Final
**Environmental Baseline Survey
for JP-8 Pipeline Route
Nellis Air Force Base
Las Vegas, Nevada**

Prepared for
Nellis Air Force Base, Nevada
and
Calnev Pipe Line, L.L.C., an Operating Company of
Kinder Morgan Energy Partners L.P.

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Acronyms and Abbreviations

°F	degrees Fahrenheit
ACM	asbestos-containing material
AFB	Air Force Base
AST	aboveground storage tank
ASTM	American Society for Testing and Materials
ATC	Authority to Consent/Operating Permit
avgas	aviation gas
bgs	below ground surface
BLM	Bureau of Land Management
BTEX	benzene, toluene, ethylbenzene, and xylenes
Calnev	Calnev Pipe Line, L.L.C., an operating company of Kinder Morgan Energy Partners L.P.
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERFA	Community Environmental Response Facilitation Act
CEV	Civil Engineering Squadron/Environmental Flight
DOD	Department of Defense
DOE	Department of Energy
EBS	Environmental Baseline Survey
EDR	Environmental Database Report
EOD	Explosives Ordnance Disposal
ERP	Environmental Restoration Program
ESOS	East Side Operations Storage
FOST/FOSL	Finding of Suitability to Transfer/Finding of Suitably to Lease
FTA	Fire Training Area
ILS	Instrument Landing System
IRP	Installation Restoration Program
JP-8	jet fuel
LBP	lead-based paint

LODA	Live Ordnance Departure Area
LOLA	Live Ordnance Loading Area
LUST	leaking underground storage tank
msl	mean sea level
MTBE	methyl tertiary butyl ether
NDEP	Nevada Department of Environmental Protection
NEPA	National Environmental Policy Act
NPDES	National Pollutant Discharge Elimination System
OWS	oil/water separator
PCB	polychlorinated biphenyl
PCE	perchloroethylene
pCi/L	picocuries per liter
POL	petroleum, oil, and lubricants
POTW	publicly owned treatment works
PSI	physical site inspection
RCP	reinforced-concrete pipe
RCRA	Resource Conservation and Recovery Act
RCRIS	Resource Conservation and Recovery Information System
RSL	Remote Sensing Laboratory
SHPO	State Historical Preservation Office
SNWA	Southern Nevada Water Authority
SQG	Small Quantity Generator
SWPPP	Stormwater Pollution Prevention Plan
TCE	trichloroethylene
US Alert	Underground Service Alert
USAF	United States Air Force
USC	United States Code
USEPA	U.S. Environmental Protection Agency
UST	underground storage tank
VOC	volatile organic compound
VSI	visual site inspection

Executive Summary

Background

This Environmental Baseline Survey (EBS) has been prepared to document the environmental condition of real property, consisting of a proposed jet fuel (JP-8) pipeline route at Nellis Air Force Base (AFB), Las Vegas, Nevada. Figure ES-1 shows the site location and the proposed and JP-8 fuel pipeline routes. Figure ES-1 also shows how Nellis AFB is divided into three cantonments: Areas I, II, and III.

The new proposed pipeline will terminate at the new tank facility. Upon completion of the installation of the new 8-inch pipeline, the existing 6-inch pipeline will be partially abandoned in place. The proposed action will enhance aircraft refueling efficiency and reliability, promote overall workload efficiency, and augment the East Side Operations Storage (ESOS) capacity.

Calnev Pipe Line, L.L.C., an operating company of Kinder Morgan Energy Partners L.P., would own the infrastructure (pipeline and new aboveground storage tanks [AST] storage) and lease the pipeline route and storage location property from Nellis AFB. Therefore, this EBS will serve to evaluate the suitability for lease of the pipeline route and storage tank properties.

The EBS is intended to review environmental conditions resulting from the storage, release, and disposal of hazardous substances, petroleum substances, and their derivatives over the history of the installation, and establish a baseline for use by the U.S. Air Force (USAF) in making decisions concerning real property transactions. The preparation of an EBS is required by Department of Defense (DOD) policy before any property can be sold, leased, transferred, or acquired. This EBS is intended to evaluate the suitability for lease of a property corridor for the proposed jet fuel pipeline. Although primarily a management tool, this EBS will also be used by the USAF to meet its obligations under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 42 United States Code (USC) Section 9620(h), as amended by the Community Environmental Response Facilitation Act (CERFA) (Public Law 102-426).

This EBS is based on information that was obtained through records search, visual inspections, and interviews. The records search included a review of available USAF records, including environmental restoration reports, previous surveys, building drawings, and inspection reports. Historical and current aerial photographs were provided by the USAF and the University of Nevada, Las Vegas.

Visual inspection of the pipeline route property and interviews with current employees were also conducted. The EBS also includes an assessment of the environmental condition of offsite properties immediately adjacent (contiguous) to, or relatively near, the pipeline route that could pose environmental concern and/or affect the subject property. A physical inspection was conducted of the pipeline route, which is adjacent to (and crosses) existing roads, and includes undeveloped land. For adjacent properties, visual inspections consisted of windshield surveys.

Based on analysis of the available data, real property at the pipeline route was classified into one of seven categories:

- **Category 1** - Areas where no release or disposal of hazardous or petroleum substances has occurred (including no migration of these substances from adjacent areas)
- **Category 2** - Areas where only release or disposal of petroleum substances has occurred
- **Category 3** - Areas where release, disposal, and/or migration of hazardous substances have occurred, but at concentrations that do not require removal or remedial response
- **Category 4** - Areas where release, disposal, and/or migration of hazardous substances have occurred, and all removal or remedial actions have been taken
- **Category 5** - Areas where release, disposal, and/or migration of hazardous substances have occurred, and all removal or remedial actions are underway but not yet completed
- **Category 6** - Areas where release, disposal, and/or migration of hazardous substances have occurred, but remedial actions have not been implemented
- **Category 7** - Areas that have not been evaluated or require additional evaluation

Transferability

Property in the first four categories (1 through 4) is suitable for transfer by deed. Property in the last three categories (5 through 7) is unsuitable for transfer until actions are taken to reclassify those properties as Category 1 through 4. The only exception to this requirement is when the transfer is to a potentially responsible party. Consequently, unless the primary contractor for the pipeline route is (a) a federal entity or (b) a potentially responsible party at the pipeline route on Nellis AFB, the property may not be transferred until contamination has undergone remediation or the property is uncontaminated. Properties in the last three categories, 5 through 7, may be considered for lease on a site-by-site basis.

Real Property Findings

The findings for the pipeline route real property, as determined by the EBS, are summarized below. In an EBS, 15 environmental factors are evaluated. Nine of these environmental factors are used to classify the property into the seven categories, which are described above.

The remaining six environmental factors are “disclosure factors” and are not relevant to property categorization, yet are investigated to provide additional information on the environmental condition of the property.

A two-step procedure is used to determine the overall property category of a building or area. This procedure is as follows:

- A property category is determined for each of the nine environmental factors for all buildings or an area.



- EOD** Explosive Ordnance Disposal
- ESOS** East Side Operational Storage
- FTA** Fire Training Area
- LOLA** Live Ordnance Loading Area
- WOBBS** West Side Operational Bulk Storage
- WSOS** West Side Operational Storage

- Legend**
- Alternative**
 - Preferred Alternative A
 - Alternative B
 - Pipeline Segment Limit
 - Storage Tank Location Alternatives
 - Ordnance Safety Zones
 - LOLA Planning Overlay
 - Nellis AFB Property Line
 - Existing 6 inch Pipeline

Kinder Morgan Pipeline Route
Location Map
Figure ES-1



- The highest property category (i.e., Category 1 is lowest, Category 7 is highest) identified for any of the nine environmental factors supersedes the others and becomes the overall property category for the building or area.

Environmental Factors

A summary of the findings along the pipeline route for each of the nine environmental factors is presented below.

Hazardous Materials/Petroleum Product Management. Hazardous materials and petroleum products at the pipeline route have been used in support operations related to Nellis AFB operations. This includes the conveyance of JP-8 by an existing JP-8 pipeline from AST storage areas in Area III of Nellis AFB, to the east side runway area in Area I of Nellis AFB.

JP-8 is the petroleum product used at the existing pipeline route. The petroleum product is conveyed by an existing pipeline to storage locations adjacent to the east side runway revetment area. The fuel is stored in bulk quantities in ASTs already located at the terminus of the proposed pipeline, at Building 2345. That AST location is called the ESOS. No releases are known from the four low point drain vaults located along the existing JP-8 pipeline. There are also two other AST storage areas supplied by the existing pipeline: the Operations Storage Area, located near the runway apron 0.5 mile southeast of Las Vegas Boulevard; and the South Side Operations Storage, located at the far southwest end of the runway aprons, 1 mile from the proposed pipeline.

Hazardous Waste/Petroleum Waste Management. Types of hazardous and petroleum wastes generated include waste fuel. Hazardous wastes are not generated or collected at the pipeline route. Waste fuel is generated by operations at the flight line after fuel is distributed from the pipeline route. Waste fuel may be drained from aerial refueling tanker aircraft or from hydrant fueling areas at the flight line. Waste fuel is stored at the Resource Conservation and Recovery Act (RCRA) 90-day accumulation site (Building 853 and adjacent waste fuel underground storage tanks [USTs]), which is within 0.25 mile of the pipeline route Segment 2.

Radioactive Materials and Mixed Waste. No radioactive sources are used, nor is mixed waste generated along the pipeline route. Radioactive materials are used at Nellis AFB, primarily at the flight line and the United States Department of Energy (DOE) Remote Sensing Laboratory (RSL), and satellite storage for radioactive or mixed waste is located at those areas. The RCRA 90-day accumulation site for Nellis AFB is located within 0.25 mile of the pipeline route.

Aboveground and Underground Storage Tanks and Pipelines. ASTs are currently located at the terminus of the pipeline route, the ESOS at Building 2345, and the ASTs in Nellis AFB Area III. These ASTs store JP-8 for distribution at the east side runway revetments. Several ASTs are located adjacent to the pipeline route in Nellis AFB, and are used to store petroleum products, used antifreeze, and fire fighting water.

The pipeline route does not include any active or former USTs. USTs located at adjacent properties are used to store waste hydraulic fluid, JP-8, and petroleum products. USTs are

also associated with Installation Restoration Program (IRP) sites in the vicinity of the pipeline route.

Oil/Water Separators. No oil/water separators (OWSs) are located at the pipeline route. Adjacent properties have several OWSs.

Wastewater Treatment and Disposal. No wastewater is generated at the pipeline route. Several wastewater pipelines cross or parallel the route, and are discussed with adjacent properties.

Pesticides. Application of pesticides at Nellis AFB, including the pipeline route, is performed in accordance with the *Pest Management Plan for Nellis AFB* (Appendix J to the *Integrated Natural Resources Management Plan, Nellis Air Force Base/Nellis Air Force Range*). No pesticides are stored at the pipeline route.

Solid Waste. Solid wastes are not generated at the pipeline route.

Installation Restoration Program Sites. The USAF has identified 46 IRP sites at Nellis AFB. Active sites are now referred to as Environmental Restoration Program (ERP) sites. Twelve IRP sites are located within 0.25 mile of the pipeline route. These consist of four active sites and eight closed sites. Two (ST-27 and ST-46) of the four active IRP sites are crossed by the pipeline route. The two ERP sites with ongoing investigation or remediation that the pipeline crosses are:

- ST-27, which includes portions of Nellis AFB Area III and Area I. This site had past fuel releases of JP-4 and JP-8. The four 498,000-gallon (11,600-barrel) JP-8 ASTs in Area III are within ST-27, as are a large part of Segment 1 and a portion of Segment 2 of the pipeline route. One release at ST-27 occurred from four 20,000-gallon concrete USTs at Building 1014. The USTs held waste oil, heating oil, and lubricants. A second release at ST-27 involved JP-4 released in 1992 from aboveground piping near the ASTs currently used for JP-8 storage (the change from JP-4 to JP-8 use at this site occurred in October 1993). A groundwater pump and treat and free product recovery system with 33 extraction wells operates at ST-27. Treated groundwater is discharged to the Nellis AFB golf course for irrigation use under the National Pollution Discharge Elimination System (NPDES) permit NEV-94006. Although the depth to groundwater (approximately 70 feet below ground surface [bgs]) is considerably greater than the likely pipeline construction excavation depth, there is a possibility that petroleum-impacted soil or soil vapor could be encountered during pipeline construction.
- SS-46, which is located adjacent to Segment 2 of the pipeline route and less than 0.25 mile from Segment 3. SS-46 has ongoing soil and groundwater investigation for the extent of dissolved trichloroethylene (TCE) and benzene, toluene, ethylbenzene, and xylenes (BTEX). Possible release sources include former ASTs and OWSs at the test cell area that were in use during the 1970s. The current RCRA 90-day accumulation site (Building 853) is located within SS-46. South of the RCRA accumulation site is the propulsion maintenance shop, Building 858. Groundwater impacts at SS-46 appear to underlie western portions of Segment 2 of the pipeline route. Although the depth to groundwater here is approximately 40 feet bgs, pipeline construction in this area parallel to Las Vegas Boulevard may encounter VOC-impacted soil or soil vapor.

Disclosure Factors

A summary of the findings at the pipeline route for each of the six disclosure factors is presented below. These factors do not affect property categorization.

Asbestos. No asbestos-containing material (ACM) was observed during the visual inspection of the pipeline route. ACM consisting of asbestos-reinforced cement pipe was identified and removed for proper disposal from construction debris at the surface east of the Live Ordnance Loading Area (LOLA). This cleanup was completed following acquisition of Bureau of Land Management (BLM) lands referred to as the LOLA parcel by the USAF in 1999. Pipeline route Segments 3, 4, and 5 are located in the LOLA parcel or immediately adjacent.

Lead-based Paint. Evidence of lead-based paint (LBP) was not observed during the pipeline route inspection.

Polychlorinated Biphenyls. Transformers, polychlorinated biphenyl (PCB)-contaminated equipment, and other PCB-contaminated items were not observed during visual inspection at the pipeline route.

Radon. No radon survey has been performed at the pipeline route (no buildings are present).

Medical and Biohazardous Waste. Medical and biohazardous waste are not generated at the pipeline route and were not observed during the inspection.

Ordnance. No explosive types of ordnance are currently stored or used at the pipeline route.

Nellis AFB Civil Engineering Squadron/Environmental Flight (CEV) maintains records of ACM, LBP, and PCB testing dating back as far as 1985. No buildings were present on the pipeline route. Hence, these records were not reviewed in detail.

Adjacent Properties Findings

To assess the potential for adjacent property features to impact the pipeline route property, a records search and database search of recognized environmental conditions within 1 mile of the pipeline route were performed for this EBS. The Environmental Database Report (EDR) map and report are included as Appendix F. Several adjacent properties that are within 0.25 to 0.5 mile of the pipeline route are noteworthy. These adjacent properties include the four active IRP (ERP) sites on Nellis AFB that were described above, and the following offbase properties located within 0.25 mile of the pipeline route:

- The Equilon Las Vegas Sales Terminal is listed as a Resource Conservation and Recovery Information System (RCRIS) Small Quantity Generator (SQG), with no violations noted. This facility is within 0.25 mile of the portions of Segment 1 of the pipeline route that are outside Nellis AFB Area III.
- In all, there are approximately 30 large current petroleum ASTs, 7 current and 11 former USTs, and related local piping at terminals and storage and distribution facilities on Range Road and Sloan Lane north of Las Vegas Boulevard, within 0.25 mile of Segment 1 of the pipeline route. Simply based on proximity to this petroleum storage, all of Segment 1 of the pipeline route will require careful utility clearance, and could encounter petroleum-impacted soil or soil vapor. The EDR identified nine releases of

petroleum products (gasoline and diesel) to soil between 1992 and 2003: seven at the Las Vegas Fuel Terminal, one at Fredrickson Tank Lines, and one at the Rebel Oil Fuel Distribution Terminal. Eight of these were confirmed and reported closed by the Nevada Department of Environmental Protection (NDEP) records.

- Two properties on Las Vegas Boulevard near the intersection with Range Road and Sloan Lane, within 0.25 mile of Segments 1 and 2 of the pipeline route, are listed as RCRIS SQGs. These are Drive-A-Junk and Immersion Dry Cleaners, located at 4465 and 4350 North Las Vegas Boulevard, respectively. No violations were found at these facilities based on the records in the EDR search.
- Ross Aviation is listed as an RCRIS SQG, located at 4600 N. Hollywood Boulevard, within 0.25 mile of Segment 3 of the pipeline route and near the DOE RSL. No violations were found in records for this site.
- The EDR search identified one leaking underground storage tank (LUST) site, 7-Eleven Store #18918, located at 4395 N. Las Vegas Boulevard. This was identified as a clean closure in 2002 of a gasoline release to soil in 2000. Three 10,000-gallon gasoline USTs are registered in use at this site.

In addition to the properties listed in the EDR database search, the following sites were identified during review of Nellis AFB records:

- SS-28, which is located near Building 941. The downgradient (east) boundary of SS-28 is approximately 0.25 mile from the intersection of pipeline route Segment 2 and Segment 3. Product (JP-4) and groundwater recovery began in 1994 and are ongoing for remediation of BTEX and free product. Treated discharge from SS-28 is added to discharge from ST-27. Releases at ST-28 include JP-4 spills on the flight line jet fuel truck stands and AST and UST systems between 1954 and 1999. There were three 50,000-gallon jet fuel ASTs located west of Building 941. Four former waste oil and fuel USTs located near Building 941 were removed in 1994. Twelve USTs east of Building 941 that formerly contained automotive gasoline, aviation fuel (avgas), diesel fuel, and heating oil were removed from this site in 1999. Three 50,000-gallon JP-8 USTs are still present at this site. The former and present USTs and ASTs are located at the eastern portion of Site SS-28, roughly 0.5 mile from the closest portion of the pipeline route.
- ST-44, which is located in the southern portion of Nellis AFB. The southeast corner of ST-44 is approximately 0.25 mile from the western portion of Segment 4 of the pipeline route, near the ESOS. Releases here occurred from three gasoline, diesel, and jet fuel USTs that were located near an aircraft inspection hangar, Building 270. The release was discovered when the USTs were removed in 1989. Groundwater at ST-44 is impacted by benzene and chlorinated solvent including perchloroethylene (PCE) and TCE. Groundwater remediation by hydrogen peroxide injection is ongoing.

Property Categorization

Features at each of the five segments of the pipeline route have been categorized into one of seven environmental classifications of property categories as described above based on the findings of this EBS. The five pipeline segments are indicated in Figure ES-1.

- Pipeline route Segment 1, about 4,150 feet in length, is the portion of the pipeline route northwest of and crossing Las Vegas Boulevard. Most of this segment is located in the USAF petroleum storage area on Range Road (Nellis AFB Area III) and the storage and bulk terminal areas for the Cal-Nev Pipeline on Range Road and Sloan Lane, north of Area III.
- Pipeline route Segment 2, the northernmost segment, beginning as the pipeline crosses Las Vegas Boulevard and going northeast parallel to the Nellis AFB perimeter road (Ellsworth Avenue) and continuing east around the north end of the runways. Segment 2 is about 10,400 feet in length.
- Pipeline route Segment 3, 9,500 feet in length, which runs south from Ellsworth Avenue beside Hollywood Boulevard and Perimeter Road, east of the Nellis AFB runways.
- Pipeline route Segment 4, about 4,410 feet in length, runs east-west to the end of the pipeline route at the ESOS AST area. Segment 4 will include a new area of additional AST storage east of the ESOS.
- Pipeline route Segment 5 is the Alternative B route that extends further east of the runway area before turning back to reconnect with Segment 4. Segment 5 is about 15,400 feet in length. The Alternative A route consists of Segments 1 through 4. The Alternative B route consists of Segments 1, 2, 4, and 5.

A summary of the property categories for features at the pipeline route is provided below. No portions of the pipeline route property are classified as Categories 2, 3, or 7.

Category 1 Property

This category consists of property where no release or disposal of hazardous or petroleum substances has occurred. Segment 1 and Segment 2 are considered Category 1 properties (see discussion under Category 5 and 6).

Category 2 Property

This category consists of property where only release or disposal of petroleum substances has occurred. No portions of the pipeline route property were assigned Category 2.

Category 3 Property

This category consists of property where release, disposal, and/or migration of hazardous substances have occurred, but at concentrations that do not require removal or remedial response. No portions of the pipeline route property were assigned Category 3.

Category 4 Property

The following areas, where release, disposal, and/or migration of hazardous substances have occurred, and all removal or remedial actions have been taken, are considered Category 4:

- Pipeline route Segment 3
- Pipeline route Segment 4
- Pipeline route Segment 5

Category 4 is assigned due to past cleanup actions at the LOLA along Segments 3, 4, and 5. That parcel was acquired by Nellis AFB in 1999 to increase the buffer zone (quantity-distance arc setback) from aircraft loading and fueling operations. Nellis AFB removed ACM debris and a surface oil spill from portions of the LOLA parcel.

Category 5 Property

This category consists of property where release, disposal, and/or migration of hazardous substances have occurred, but all removal or remedial actions are underway, but not yet taken. IRP Site ST-27 underlies a portion of Segment 1 in Nellis AFB Area III. IRP Site ST-27 is being remediated in response to releases of JP-4, JP-8, and other petroleum products, including waste oil. Because the pipeline will be constructed over the top of the IRP groundwater plume (depth to groundwater is approximately 70 feet bgs) and will not intersect the impacted groundwater or surrounding soils, this segment of the pipeline qualifies for Category 1 status.

Category 6 Property

This category consists of property where release, disposal, and/or migration of hazardous substances have occurred, but remedial actions have not been implemented. A portion of Segment 2 overlies groundwater impacts at the northwestern edge of IRP Site SS-46. IRP Site SS-46 is being investigated for groundwater contamination from TCE, BTEX, and methyl tertiary butyl ether (MTBE). Because the pipeline will be constructed over the top of the IRP groundwater plume (depth to groundwater is approximately 40 feet bgs) and will not intersect the impacted groundwater or surrounding soils, this segment of the pipeline qualifies for Category 1 status.

Category 7 Property

This category consists of property that has not been evaluated or requires additional evaluation. No portions of the pipeline route property were assigned Category 7.

SECTION 1

Introduction

This document presents the Environmental Baseline Survey (EBS) Report for the pipeline route at Nellis Air Force Base (AFB) located in Clark County, Nevada. This document was prepared by CH2M HILL under a Master Service Agreement with Calnev Pipe Line, L.L.C., an operating company of Kinder Morgan Energy Partners L.P. The pipeline route is proposed for a new 8-inch-diameter JP-8 fuel pipeline. The pipeline route is currently occupied by or adjacent to existing fuel storage facilities at Nellis AFB, an existing 6-inch JP-8 pipeline, surface streets, and disturbed undeveloped land. No buildings are located on the pipeline route.

Under the proposed action, Calnev would install a new 8-inch liquid petroleum pipeline from the Cal-Neve Pipeline Terminal located west of Nellis AFB to the existing storage facility and to a new aboveground storage tank (AST) storage facility located on Nellis AFB. The new pipeline route will follow the existing 6-inch pipeline south on Range Road to the existing storage facility. The pipeline will then turn east and will cross under Las Vegas Boulevard and enter the base. On the north side of the base, the pipeline will follow the existing 6-inch pipeline and will be installed under Ellsworth Avenue (Figure 1-1). The new pipeline will be installed under the existing roadway. On base property, the route will follow the existing pipeline and a perimeter road running along the west side of the base, and run north around the Explosive Ordnance Disposal (EOD) building before turning east to cross the runway departure areas. At the point where the existing 6-inch pipeline turns southwest to parallel the runways, the new 8-inch pipeline will continue in an east-southeast direction an additional 2,000 feet before turning south. The new 8-inch pipeline will be approximately 2,000 feet east and parallel to the existing 6-inch pipeline, traveling south and following existing roads down to the new storage tank locations. This route was approved as the preferred alternative by the Nellis AFB installation commander in April 2004. Pipeline route segments and descriptions are included in Table 1-1.

TABLE 1-1
Pipeline Route Segments and Descriptions
(Refer to Figure 1-1)

Pipeline Route Segment	Location and Description
1	Alternative A, (or the "preferred route"), entering Nellis AFB Area III from the Calnev AST storage, and exiting Area III to cross Las Vegas Boulevard. Length approx. 4,150 feet.
2	Alternative A, entering Nellis AFB Area I after crossing Las Vegas Boulevard, and extending north and east, to the northern intersection with Alternative B. Length approx. 10,400 feet.
3	Alternative A, extending south-southwest to the southern intersection with Alternative B, southeast of the LOLA and east of the ESOS. Length approx. 9,500 feet.
4	Alternative A, including the proposed AST area, and extending west to the terminus at the ESOS. Length approx. 4,410 feet.
5	Alternative B, located 0.25 to 0.75 mile east of Alternative A. Length approx. 15,400 feet. Note that this segment is an alternative to Segment 3.

An alternative route that was also reviewed is shown in Figure 1-1 for the eastern portion of the new pipeline. The alternative portion of the route would be located 2,000 to 3,000 feet further east along undeveloped land east of Nellis AFB facilities, instead of alongside the existing roads. This alternative is not the preferred route for the pipeline.

This EBS specifically addresses real property at the preferred route for the pipeline and storage area (herein referred to as pipeline route). This EBS uses the October 1996 Environmental Condition of Property Categories (categories are defined in Section 1.1.1, Content of Environmental Baseline Survey) to characterize the pipeline route property. This report is organized as follows:

- Section 1 presents the purpose and scope of the EBS.
- Section 2 describes the methods used to conduct the survey and gather information pertinent to the development of this report.
- Section 3 provides historical and environmental setting information for Nellis AFB and the pipeline route, and presents the findings of the real property survey.
- Section 4 presents the results of the adjacent property assessment.
- Section 5 presents the conclusions of the real property survey, including a summary of property categorization for the pipeline route, and a summary of adjacent property findings.
- Section 6 contains limitations and exceptions.
- Section 7 contains the EBS certification.
- Section 8 lists the report authors.

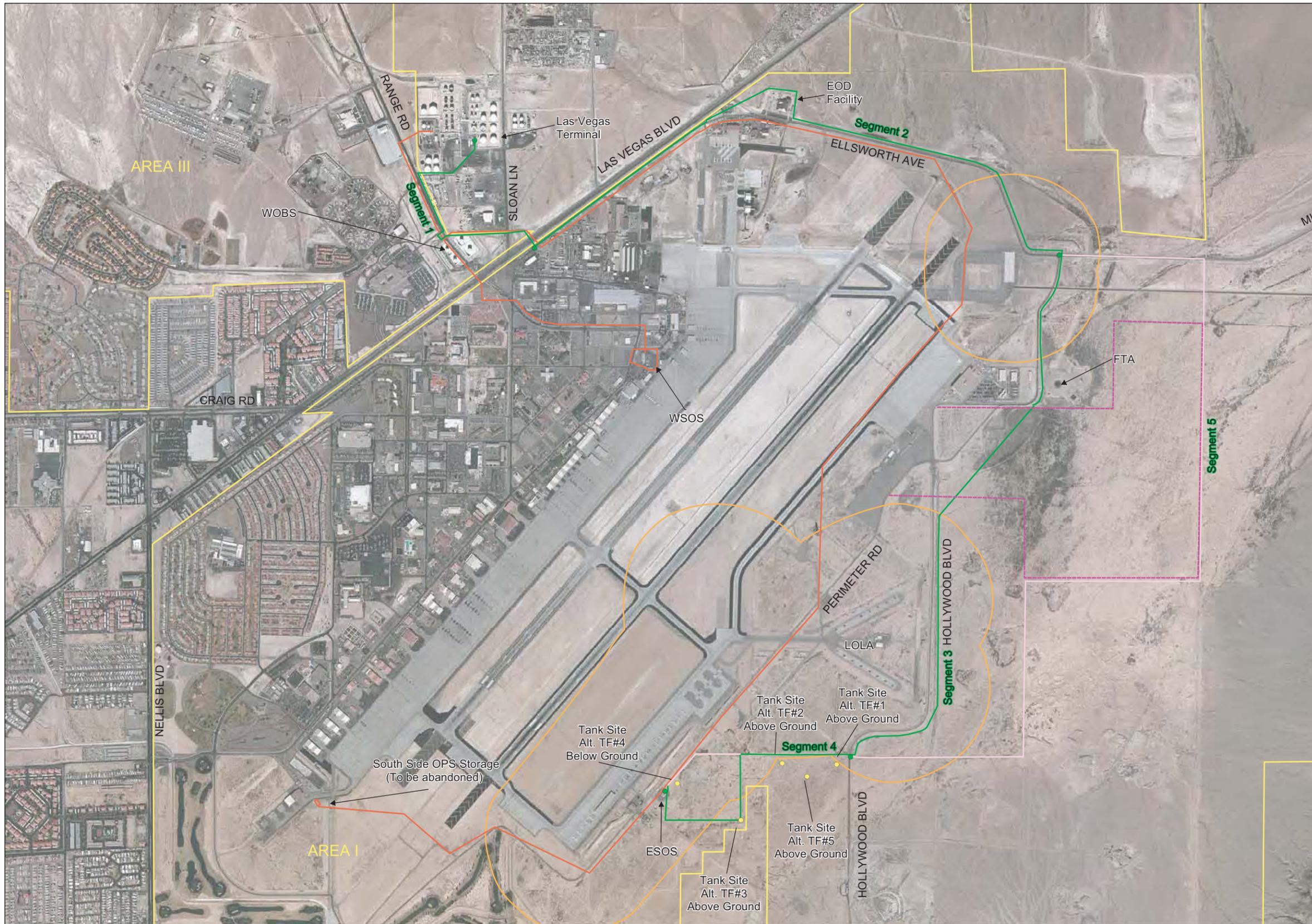
The appendices to this document include the following:

- Appendix A presents the legal description of the pipeline and subject property.
- Appendix B presents a comprehensive list of references.
- Appendix C presents photographs from the pipeline route inspection.
- Appendix D contains copies of historical aerial photographs for the pipeline route.
- Appendix E contains copies of historical topographic maps for the pipeline route.
- Appendix F contains the environmental database report for adjacent properties.
- Appendix G contains the completed field visual site inspection forms for the pipeline route inspection.

Appendices D through F are included on CD-ROM to minimize the size of this document.

1.1 Purpose of Environmental Baseline Surveys

The purpose of this EBS is to document the environmental condition of property at the pipeline route resulting from historical and current storage, release, use, and disposal of hazardous substances and petroleum products and their wastes. This EBS provides the results of specific evaluations of facilities within the pipeline route in support of property transaction activities.



- EOD** Explosive Ordnance Disposal
- ESOS** East Side Operational Storage
- FTA** Fire Training Area
- LOLA** Live Ordnance Loading Area
- WOBS** West Side Operational Bulk Storage
- WSOS** West Side Operational Storage

Legend

- Alternative**
- Preferred Alternative A
- Alternative B
- Pipeline Segment Limit
- Storage Tank Location Alternatives
- Ordnance Safety Zones
- LOLA Planning Overlay
- Nellis AFB Property Line
- Existing 6 inch Pipeline

Kinder Morgan Pipeline Route
Location Map
Figure 1-1



This EBS for the pipeline route is intended to update and redefine the baseline for the United States Air Force (USAF) to make decisions concerning real property transactions. Although primarily a management tool, the EBS provides information to assist the USAF in meeting its obligations under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 42 United States Code (USC) Section 9620(h), as amended by the Community Environmental Response Facilitation Act (CERFA), Public Law 102-426. The EBS is the initial environmental document required by Department of Defense (DOD) policy and USAF Instruction 32-7066, *Environmental Baseline Surveys in Real Estate Transactions*, dated April 25, 1994, for any property that has been identified for acquisition, outgrant, or disposal. A basewide EBS has not yet been prepared for Nellis AFB.

This EBS is intended to help the USAF and Calnev to:

- Document and obtain concurrence from the U.S. Environmental Protection Agency (USEPA) or the appropriate state agency on uncontaminated property as required and defined under CERCLA Section 120(h).
- Develop sufficient information to determine what actions are necessary to protect human health and the environment prior to a real property transaction.
- Support preparation of Finding of Suitability to Transfer/Finding of Suitability to Lease (FOST/FOSL) documentation and aid in determining lease or deed restrictions.
- Support notice, when required under CERCLA Section 120(h)(3), of the type, quantity, and time frame of any storage, release, or disposal of hazardous materials or petroleum products and their wastes on the property.
- Define potential liabilities associated with real property transactions.
- Determine possible effects on property valuation from any contamination/concerns identified.

1.1.1 Content of Environmental Baseline Survey

The information contained in this EBS was obtained through record searches, visual site inspections/physical site inspections (VSIs/PSIs), and interviews. The record searches included an analysis of historical aerial photographs and a review of available USAF and regulatory agency records pertaining to the pipeline route, including Installation Restoration Program (IRP) and compliance program reports, records, and inspections. A title search was not performed as part of this EBS, due the documented land use history of Nellis AFB.

VSIs/PSIs were performed at the pipeline route facilities in accordance with USAF Instruction 32-7066, *Environmental Baseline Surveys in Real Estate Transactions*, dated April 25, 1994, and Designation D 6008-96 of the American Society for Testing and Materials (ASTM) Standards, Standard Practice for Conducting Environmental Baseline Surveys. The survey consisted of a visual and physical examination of the property and any structures on the property to the extent that they were not obstructed by bodies of water, adjacent buildings, or other obstacles. No soil, water, air, or building materials samples were collected as part of the EBS.

The EBS also includes an assessment of environmental conditions at properties contiguous to, and within 1 mile of the site that could pose environmental concern and affect the pipeline route property. As part of this assessment, an electronic database search was utilized to perform a records search of all reasonably ascertainable environmental databases. For this search, a search radius of 1 mile around the pipeline route boundary was used to capture sites located in the general area of the proposed pipeline within and outside Nellis AFB. Properties adjacent to the pipeline route, which include areas within and adjacent to the pipeline route, were visually surveyed as part of the EBS activities.

Based on analysis of the available data, real property at the pipeline route was classified into one of the following seven categories, in accordance with AFI 32-7066:

- **Category 1** - Areas where no release or disposal of hazardous or petroleum substances has occurred (including no migration of these substance from adjacent areas)
- **Category 2** - Areas where only release or disposal of petroleum substances has occurred
- **Category 3** - Areas where release, disposal, and/or migration of hazardous substances have occurred, but at concentrations that do not require removal or remedial response
- **Category 4** - Areas where release, disposal, and/or migration of hazardous substances have occurred, and all removal or remedial actions have been taken
- **Category 5** - Areas where release, disposal, and/or migration of hazardous substances have occurred, and all removal or remedial actions are underway but not yet completed
- **Category 6** - Areas where release, disposal, and/or migration of hazardous substances have occurred, but remedial actions have not been implemented
- **Category 7** - Areas that are not evaluated or require additional evaluation

This EBS is intended to support lease and easement agreements at the pipeline route and storage location.

Leases are considered on a case-by-case basis for properties, regardless of the EBS category assigned to the property. Information contained in this EBS will be used to identify property-use limitations or restrictions for the lease agreements.

The EBS property category does affect the ability to transfer property by deed. Category 1 through 4 properties are eligible for deed transfer. Category 5 through 7 properties may not be transferred until actions are taken to reclassify those properties as Category 1 through 4. According to CERCLA, Section 120(h)(3), the United States must covenant that, with respect to any hazardous substance stored for 1 year or more, released, or disposed of, all remedial action necessary has been taken before the date of transfer. Furthermore, such remedial actions must be demonstrated to and approved by the appropriate regulatory agency. The only exception to this requirement is when the transfer is to a potentially responsible party. Consequently, unless the primary contractor for Nellis AFB is (a) a federal entity or (b) a potentially responsible party at the pipeline rout, the property may not be transferred until contamination has been remediated or the property is uncontaminated.

Fifteen environmental factors were evaluated in the EBS. Of these, nine are considered categorization factors (i.e., factors used to classify the pipeline route property according to the seven categories listed above). The nine categorization factors are listed below:

- Hazardous Material/Petroleum Product Management
- Hazardous Waste/Petroleum Waste Management
- Radioactive Materials and Mixed Waste
- Aboveground/Underground Storage Tanks and Pipelines
- Oil/Water Separators
- Wastewater Treatment and Disposal
- Pesticides
- Solid Waste
- IRP Sites and Areas of Concern

The six remaining environmental factors are disclosure factors. These factors do not affect property categorization. The six disclosure factors are listed below:

- Asbestos-containing Materials (ACMs)
- Lead-based Paint (LBP)
- Polychlorinated Biphenyls (PCBs)
- Radon
- Medical/Biohazardous Waste
- Explosive Ordnance

Tables 1-2 and 1-3 summarize the categorization of the pipeline route property according to the nine categorization factors.

1.1.2 Data Gaps and Environmental Baseline Survey Updates

This EBS incorporates historical and current information on the environmental condition of the pipeline route property into a single document. In this effort, some information may be unavailable. A Phase II EBS would be accomplished at those sites requiring further evaluation. Such investigations are not required to be part of this EBS.

The USAF is taking appropriate actions to address areas of concern by ongoing remediation and investigation of the active Environmental Restoration Program (ERP) sites described in this EBS. Those sites have separate reporting programs to the Nevada Division of Environmental Protection (NDEP).

1.2 Property Boundaries and Scope of Survey

This EBS specifically addresses property at Nellis AFB, Clark County, Nevada, that lies along the proposed route of an 8-inch-diameter JP-8 pipeline (the pipeline route). The proposed pipeline route consists of a preferred route (Alternative A) and an alternative route for the eastern portion of the pipeline, which extends further east and lies on undeveloped land more distant from operational areas of Nellis AFB (Alternative B). The pipeline route has an overall length of approximately 25,000 feet (Alternative A) with approximately 10,000 additional feet represented by Alternative B. The USAF owns the

TABLE 1-2
Basis for Environmental Property Classification

Pipeline Route Segment	<u>Factors for Property Classification</u>											Disclosure items	Comments
	Hazardous Materials and Petroleum Products	Hazardous and Petroleum Wastes	Storage Tanks and Pipelines	Oil/Water Separators	Pesticides	Medical/Biohazardous Waste	Ordinance	Radioactive Waste	Solid Waste	IRP Sites			
1	1	1	Y	Y	na	na	na	na	N	Y	no	Ongoing remediation. HW and petroleum. Pipeline will be constructed above impact area.	
2	1	1	Y	Y	na	na	na	na	N	Y	no	Ongoing investigation. HW and petroleum. Pipeline will be constructed above impact area.	
3	4	1	Y	N	na	na	na	*	Y	N	ACM, petroleum cleanup in LOLA	Remedial actions complete. Some debris seen in inspection.	
4	4	1	Y	N	na	na	na	na	Y	N	ACM, petroleum cleanup in LOLA	Remedial actions complete. Some debris seen in inspection.	
5	4	1	N	N	na	na	na	na	Y	N	ACM, petroleum cleanup in LOLA	Remedial Actions complete. Some debris seen at inspection.	

* IRP Site 26 not found.

TABLE 1-3
Environmental Property Classification Summary

Pipeline Route Segment	Environmental Classification of Property Assigned	Comments
1	1: Areas where no release or disposal of hazardous or petroleum substances has occurred (including no migration of these substance from adjacent areas).	<p>The pipeline route is immediately adjacent to or crosses areas where petroleum hydrocarbon releases have occurred, at IRP Site ST-27, located in Nellis AFB Area III; and at adjacent properties located outside Nellis AFB Area III (the AST storage and pipelines to the north between Range Road and Sloan Road). Ongoing remedial actions at ST-27 include free product recovery and groundwater pump and treat systems. Releases at ST-27 are from: four USTs that stored heating oil/waste oil/ lubricant, which were decommissioned in 1981 and were removed in 1989; and piping associated with the current AST JP-8 storage. The AST piping release occurred in 1992, and released JP-4 stored in that AST system prior to the conversion of those ASTs from JP-4 to JP-8 in October 1993. Both JP-4 and JP-8 are present in some monitoring wells at ST-27, which suggests the possibility of other historical releases at the site. The ASTs have since had tank bottoms replaced and protective liners installed within the spill containment basins.</p> <p>The pipeline construction may encounter:</p> <ul style="list-style-type: none"> • Petroleum-impacted soil or soil vapor (recommend planning for health and safety actions including availability of air monitoring during construction, and inspection for soil staining or odor, including soil sampling and analyses, and remedial excavation, if necessary). • Multiple remediation systems infrastructure, including at least 33 remediation wells (recommend coordination with site managers for ST-27 remediation system and adjacent non-USAF sites to resolve possible utility conflicts). <p>However, the depth to groundwater (approximately 70 feet bgs) is considerably greater than the likely pipeline construction excavation depth and the pipeline is not expected to encounter the contaminated plume.</p>

TABLE 1-3
Environmental Property Classification Summary

Pipeline Route Segment	Environmental Classification of Property Assigned	Comments
2	1: Areas where no release or disposal of hazardous or petroleum substances has occurred (including no migration of these substance from adjacent areas)	<p>The pipeline route in the western portion of Segment 2 is adjacent to or crosses areas where petroleum hydrocarbon releases and hazardous substances have occurred, at IRP Site SS-46, located in Nellis AFB Area I. Former engine test cells and former and current RCRA storage are located within the boundaries of SS-46. SS-46 has ongoing groundwater investigation for the extent of dissolved TCE, benzene, and MTBE. Pipeline construction in this area parallel to Las Vegas Boulevard may encounter VOC-impacted soil or soil vapor, however, the depth to groundwater here is approximately 40 feet bgs, and the pipeline is not expected to encounter the contaminated plume. The pipeline route here is also immediately adjacent to IRP Site 11, which is visible as the soil berm in photos 11 through 13. While the previous surface dumping was nonhazardous, recommended health and safety actions are listed below.</p> <p>While no groundwater impacts are identified beneath the vicinity of the pipeline route in the eastern portion of Segment 2, after the pipeline route turns to the east and southeast, this portion of the route is adjacent to or crosses former areas of surface dumping of construction and demolition debris, and a former liquid disposal area.</p> <p>The Nellis AFB Liquid Fuels Management staff interviewed were concerned that construction of a new EOD facility north of Ellsworth Avenue and east of Las Vegas Boulevard (photos 14 and 15) would require multiple utility crossings of the new pipeline route. These were avoided with the pipeline route extended further north parallel to Las Vegas Boulevard before turning east, a path that may also avoid the former surface dumping area at IRP Site 33.</p> <p>Coordination with EOD facility planning is recommended.</p> <p>Recommended health and safety actions for pipeline construction include air monitoring during construction and inspection for soil staining, odor, and the presence of suspected hazardous debris, with soil or debris sampling and analyses as necessary.</p>
3	4: Area where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions have been taken.	<p>The pipeline route is adjacent to or crosses areas where surface dumping of construction debris occurred at IRP Site 13, and is within 0.25-mile of IRP Site 26, and the former fire training area that is located southwest of the intersection of Perimeter Road and Hollywood Boulevard. The pipeline route here is also within 0.25-mile of registered petroleum USTs at the DOE RSL (photo 16). This area is adjacent to the LOLA parcel that was acquired by Nellis AFB in 1999. Nellis AFB performed removal actions at the LOLA parcel consisting of the removal and proper disposal of ACM (asbestos reinforced concrete pipe) and a removal and disposal (soil roasting) of a shallow surface petroleum spill.</p> <p>Recommended health and safety actions for pipeline construction include air monitoring, visual inspection of any debris encountered in the pipeline excavation, and testing as necessary. This area of the pipeline route, trending south and southwest parallel to Perimeter Road and Hollywood Boulevard, does not overlie known areas of groundwater impacts or active IRP sites.</p> <p>A consistent health and safety approach is recommended for the entire pipeline construction route to avoid overlooking unforeseen environmental impacts that may be encountered.</p>

TABLE 1-3
Environmental Property Classification Summary

Pipeline Route Segment	Environmental Classification of Property Assigned	Comments
4	<p>4:</p> <p>Area where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions have been taken.</p>	<p>The pipeline route here travels west and southwest after crossing IRP Site 13 in the preceding Segment 3. Segment 4 also includes a proposed 420,000-gallon AST storage area (photos 1 and 2) to supplement the ESOS. This area is adjacent to the LOLA parcel that was acquired by Nellis AFB in 1999. Nellis AFB performed removal actions at the LOLA parcel consisting of the removal and proper disposal of ACM (asbestos reinforced concrete pipe) and a removal and disposal (soil roasting) of a shallow surface petroleum spill.</p> <p>Some areas of surface debris (sand and gravel, concrete, rebar, ductile iron pipe, wood, steel strapping, and yellow Fiberglas insulation) were observed during inspection of the pipeline route (photos 3, 4 and 5). The southeastern-eastern boundary of IRP Site ST-44 is 0.25-mile northwest (upgradient) from this segment of the pipeline route. ST-44 is undergoing groundwater remedial actions for dissolved benzene and chlorinated solvent impacts. IRP Site 12, an area where nonhazardous demolition debris was dumped, is within 0.25-mile to the northwest as well.</p> <p>Recommended health and safety actions for pipeline construction include air monitoring, visual inspection of any debris encountered in the pipeline excavation, and testing as necessary. This area of the pipeline route, trending west and southwest parallel to reach the ESOS, does not overlie known areas of groundwater impacts or active IRP sites.</p> <p>Because of the presence of surface dumping, recommended health and safety actions for pipeline construction include air monitoring, visual inspection of any debris encountered in the pipeline excavation, and testing as necessary.</p> <p>A consistent health and safety approach is recommended for the entire pipeline construction route to avoid overlooking unforeseen environmental impacts that may be encountered.</p>
5	<p>4:</p> <p>Area where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions have been taken.</p>	<p>The pipeline route in Segment 5 is primarily on undeveloped land. The segment of the route is in or adjacent to the LOLA parcel acquired by Nellis AFB in 1999. Nellis AFB performed removal actions at the LOLA parcel consisting of the removal and proper disposal of ACM (asbestos reinforced concrete pipe) and the removal and disposal (soil roasting) of a shallow surface petroleum spill.</p> <p>Minor surface dumping was noticed during the visual inspection, in addition to extensive off-road use (photos 5 through 9). At the far southwest portion of this segment, where it joins segments 3 and 4, the route is adjacent to IRP Site 13. This segment does not cross known areas of groundwater impacts or active IRP sites.</p> <p>Because of the presence of surface dumping, recommended health and safety actions for pipeline construction include air monitoring, visual inspection of any debris encountered in the pipeline excavation, and testing as necessary.</p> <p>A consistent health and safety approach is recommended for the entire pipeline construction route to avoid overlooking unforeseen environmental impacts that may be encountered.</p>

property and currently operates the facilities. The general location of Nellis AFB is shown in Figure 1-1, which also shows the location and extent of the pipeline route. A legal description of the pipeline and subject property is given in Appendix A.

The pipeline route was divided into five segments to facilitate the EBS review, and presentation of findings. The segments were arbitrarily divided based on land use, as described below. The five pipeline segments are indicated in all EBS figures.

- Pipeline route Segment 1, about 4,150 feet in length, is the portion of the pipeline route northwest of and crossing Las Vegas Boulevard. Most of this segment is located in the USAF petroleum storage area on Range Road (Nellis AFB Area III) and the storage and bulk terminal areas for the Cal-Nev Pipeline on Range Road and Sloan Lane, north of Area III.
- Pipeline route Segment 2, the northernmost segment, begins as the pipeline crosses Las Vegas Boulevard and goes northeast parallel to the Nellis AFB perimeter road (Ellsworth Avenue), passing to the north of the Explosives Ordnance Disposal (EOD) building that was constructed in fall 2003, and continuing east around the north end of the runways. Segment 2 is about 10,400 feet in length.
- Pipeline route Segment 3, 9,500 feet in length, runs south from Ellsworth Avenue beside Hollywood Boulevard and Perimeter Road, east of the Nellis AFB runways. This portion of the route includes a direct bore installation for 2,400 feet of the pipeline from the Fire Training Area (FTA) southwest towards Hollywood Boulevard.
- Pipeline route Segment 4, about 4,410 feet in length, runs east-west to the end of the pipeline route at the East Side Operations Storage (ESOS) AST area. Segment 4 will include a new area of additional AST storage east of the ESOS.
- Pipeline route Segment 5 is the Alternative B route that extends further east of the runway area before turning back to reconnect with Segment 4. Segment 5 is about 15,400 feet in length. The Alternative A route consists of Segments 1 through 4. The Alternative B route consists of Segments 1, 2, 4, and 5.

This EBS is based on a review of information obtained through record searches, interviews, and visual and physical surveys of property at the pipeline route. Property immediately surrounding the pipeline route (i.e., having a contiguous border with the pipeline route) includes Nellis AFB property and offsite property; these areas were visually surveyed. In addition, records reviews were performed for adjacent properties within 1 mile of the pipeline route. The results of the pipeline route and surrounding property evaluations are described in Sections 3 and 4, respectively.

SECTION 2

Survey Methodology

This section describes the method used to assess the environmental condition of property at the pipeline route. Section 2.1 describes the approach and rationale for the EBS and includes descriptions of the EBS activities performed and data sources referenced for this report. Section 2.2 describes the methodology for preparing the environmental condition of property summary for this EBS.

2.1 Approach and Rationale

The EBS follows a process in which all reasonably available information is analyzed and conclusions are drawn about the environmental condition of the facilities. The information presented in this EBS was obtained through records searches, visual inspections, and interviews. Descriptions of these activities are provided in Sections 2.1.1, 2.1.2, and 2.1.3, respectively. Section 2.1.4 provides a summary of information sources for each of the 15 environmental factors. A comprehensive list of the sources referenced in this EBS is provided in Appendix B.

2.1.1 Records Searches

The EBS records search included reviewing historical aerial photographs, facility maps and drawings, and field investigation reports. The records search was performed in July 2003.

The records search was, in most cases, the starting point for EBS information. Additional information was obtained through additional records reviews, and contacting or recontacting knowledgeable personnel for more in-depth interviews. The *Integrated Natural Resources Management Plan for the Nellis Air Force Base and Ranges*, and two previously completed EBS documents for acquisition of adjacent parcels (Live Ordnance Loading Area [LOLA] and Live Ordnance Departure Area [LODA]) were among the references reviewed to gain information about the history of Nellis AFB since initial development.

The majority of records reviewed were obtained from the Nellis AFB Civil Engineering Squadron/Environmental Flight (CEV) Office. Information included historical aerial photographs and utility map, and various information on the 15 environmental factors (e.g., inventories of hazardous substances, underground storage tanks [USTs], and radioactive materials, etc.) and the pipeline route facilities (e.g., utility drawings, adjacent properties, etc.). This review included various historical field investigation reports that have been prepared for the IRP at Nellis AFB.

CEV maintains records of ACM, LBP, and PCB testing dating back as far as 1985. No buildings were present on the pipeline route. Hence, these records were not reviewed in detail.

The EBS also evaluated the environmental condition of adjacent properties within 1 mile of the pipeline route. For the pipeline route, adjacent properties include property within the

Nellis AFB boundaries and property adjacent to the base. Although all properties within 1 mile were evaluated, the evaluations focused on sites within 0.25 mile and sites upgradient from the pipeline route with respect to groundwater flow or sites underlying the pipeline route because these sites are considered to have the highest potential of impacting property at the pipeline route.

2.1.2 Visual Site Inspections

A VSI of the pipeline route was conducted on July 28 and 30, 2003. The VSI was updated on May 26 and June 12, 2004. The VSI conducted at the pipeline route included a drive through of all 4-wheel-drive, truck-accessible areas of the route, as well as foot inspections at selected areas. One of the primary objectives of the VSI was to note any observations of contamination sources, including leaks, spills, and any other evidence of releases. During the VSI activities, a VSI form was completed for each segment of the pipeline route (completed forms are presented in Appendix G). A photographic log was also recorded at this time (presented in Appendix C). A representative from the Nellis AFB EM office accompanied CH2M HILL staff on the July 2003 and June 2004 VSI at the pipeline route.

2.1.3 Interviews

Interviews with onsite workers were conducted in person or by telephone. Most of the interviews were performed in person with Nellis AFB staff during the records-review activities. During the VSI activities, onsite workers and the Nellis AFB EM office were interviewed regarding issues related specifically to the pipeline route. Table 2-1 summarizes interview contact information.

TABLE 2-1
Personnel Interviewed

Name	Title	Information Provided	Telephone No.
Jim Campe	NEPA Manager	EM liaison	(702) 652-5813
Bill Sandeen	Land Manager, 99th CES/CEV Nellis AFB	EM orientation and liaison; site inspection; aerial photographs and utility drawings; referral source	(702) 652-2834
Pat Quinn	Engineering Support, 99th CES/CEV Nellis AFB	Monitoring well location and IRP site status	(702) 652-6123
Jim Pedrick	Chief, Engineering, 99th CES/CEV Nellis AFB	Site inspection, IRP site status	(702) 652-6103
Bernd Schmidt	ERP Manager, 99th CES/CEV Nellis AFB	Site inspection, IRP site status	(702) 652-2882
Paul Kotanchik	Environmental Engineer, 99th CES/CEV Nellis AFB	Lead paint, ACM, and PCB program information	(702) 652-6410
"LA" Harris	Procurement Management, 99th CES/CEV Nellis AFB	Tour RCRA storage site	(702) 652-3159
Everett Taylor	RCRA Manager, 99th CES/CEV Nellis AFB	Review of waste disposal practice and sites	(702) 652-6107
John Roe	Environmental Engineer	OWS, AST information	(702) 652-2072

TABLE 2-1
Personnel Interviewed

Name	Title	Information Provided	Telephone No.
Sergeant Lazinski	Civil Engineering Power Production Shop Chief	AST information	(702) 652-2383
"DJ" Haarklau	UST Manager	UST information	(702) 652-6115
Larry Calhoun	Liquid Fuels Maintenance	JP-8 pipeline information	(702) 652-3118
John Nelson Jimmy Walker	DOE/RSL	AST, UST, OWS information	(702) 295-8693 (702) 295-8711
Bob Turner	Senior Biologist, 99th CES/CEV Nellis AFB	Biological reconnaissance	(702) 652-3173
George Beckworth	Chenega Management, LLC	RCRA 90 day accumulation site UST and AST contents	(702) 348-7353
Michael Crace	PM Tech, Inc.	Area III groundwater remediation system	(702) 644-7630

2.1.4 Data Sources

The information gathered from the records searches, interviews, and the VSI was evaluated to determine the environmental condition of property at the pipeline route. Following are descriptions of the sources of information for each of the 15 environmental factors.

Hazardous Material/Petroleum Product Management. Information on the historical use and storage of hazardous materials and petroleum products was primarily obtained from records review. Current information for the types and amounts of hazardous materials and petroleum products stored/used at the pipeline route was acquired from Nellis AFB EM staff. Information on recent and current management practices for hazardous materials and petroleum products was obtained through interviews with the Nellis AFB EM office staff.

During the VSI for the pipeline route, the locations, types, and general housekeeping conditions of drums and other hazardous material and petroleum product containers were noted. However, it was beyond the scope of the EBS to perform inventories of hazardous materials and petroleum products.

Hazardous Waste/Petroleum Waste Management. Information on the historical use and storage of hazardous wastes and petroleum wastes was obtained primarily from the IRP records search and interviews with Nellis AFB EM staff.

During the VSI for the pipeline route, the locations, types, and general housekeeping conditions of drums and other hazardous and petroleum waste containers were noted. However, it was beyond the scope of the EBS to perform inventories of the wastes stored onsite.

Information on spills and releases of hazardous substances and petroleum products/wastes was obtained from the following sources:

- The IRP records search provides brief summary information for several spill incidents.
- Nellis AFB EM Staff were interviewed regarding releases and IRP sites along and adjacent to (within 0.25 mile) the pipeline route.
- During the VSI performed for this EBS, individual facilities and areas were visually observed for evidence of releases.
- Historical aerial photographs were reviewed for evidence of releases (e.g., soil staining).

Radioactive Materials and Mixed Waste. Interviews with Nellis AFB staff provided information about the use and disposal of radioactive materials.

Aboveground/Underground Storage Tanks and Pipelines. Historical information on ASTs, USTs, pipelines, and sumps was obtained from the VSI, IRP site reports, the Environmental Database Report (EDR) electronic database search, and personnel interviews. ASTs were visually inspected during the VSI for evidence of releases.

Oil/Water Separators. Information about oil/water separators (OWSs) was obtained from interviews with Nellis AFB EM staff, review of available utility drawings, review of IRP site reports, and observations made during the VSIs.

Wastewater Treatment and Disposal. Information on wastewater treatment at Nellis AFB was obtained from interviews with Nellis AFB EM staff, reviews of utility drawings obtained from Nellis AFB Civil Engineering, and records review.

Pesticides. Information on pesticide application at the pipeline route was obtained from interviews with Nellis AFB staff and review of the Nellis AFB Integrated Natural Resource Management Plan. It was also confirmed through interviews with Nellis AFB EM staff that pesticides are not stored in the vicinity of the pipeline route.

Solid Waste. Information on current solid waste management was obtained from the interviews with Nellis AFB EM staff.

IRP Sites. Information on IRP sites, the pipeline route, and other areas at Nellis AFB was obtained from historical and current IRP documents and interviews with Nellis AFB EM staff.

Asbestos-containing Materials. Information on Nellis AFB practice for testing and management of buildings with asbestos was obtained from interviews with Nellis AFB EM staff.

Lead-based Paint. Information on Nellis AFB practice for testing and management of buildings known to contain LBP was obtained from interviews with Nellis AFB EM staff.

Polychlorinated Biphenyls. Confirmation that equipment with PCBs is not present at the pipeline route was provided by Nellis AFB EM staff. Information on Nellis AFB practice for testing and management of electrical equipment known to contain PCBs was obtained from interviews with Nellis AFB EM staff.

Radon. Radon information was not available for the pipeline route, and there are no structures on the route itself.

Medical/Biohazardous Waste. Information on medical/biohazardous waste at the pipeline route was obtained through interviews with Nellis AFB EM staff and observations made during the VSI.

Explosive Ordnance. Information on explosive ordnance was obtained from inventories obtained from interviewing Nellis AFB EM staff and from observations made during VSIs.

2.2 Methodology for Data Evaluation

Data collected from the records search, VSI, and interviews were evaluated according to the 15 environmental factors listed in Section 1.1.1. Two summary tables, Tables 1-2 and 1-3, present the results of this EBS. Sections 3, 4, and 5 identify, describe, and evaluate features that are important to categorization of the pipeline route property according to the nine categorization factors and some of the disclosure factors.

The pipeline route was divided into five segments, and each segment was evaluated for the 15 environmental factors listed in Section 1.1.1.

A two-step procedure is used to determine the overall property category of an area, as summarized below:

1. A property category is determined for each of the nine environmental factors for all buildings and areas.
2. The highest property category (i.e., Category 1 is the lowest; Category 7 is the highest) identified for any of the nine environmental factors supersedes the others and becomes the overall property category for the building or area.

The remaining six environmental factors are “disclosure factors” and are not relevant to property categorization, yet are investigated to provide additional information on the environmental condition of the property.

Sections 3 and 4 provide discussions of categorization of individual categorization factors (e.g., USTs) at the pipeline route and on adjacent properties, while final property categorizations are discussed in Section 5.

Findings—Subject Property

3.1 Description of Nellis AFB, History, and Current Use

Nellis AFB and its associated Range Complex are an integral part of the training and readiness missions of the USAF. The Nellis AFB flight line is active year-round servicing and refueling military aircraft of all types. The Nellis Range Complex serves as the largest live-fire range available for military training in the United States, and Nellis AFB is the chief facility supporting this training mission.

3.1.1 Prior Facility Operations at Nellis AFB

From 1929 to 1940, the present location of Nellis AFB included an airfield with dirt runways that was used for private aviation. The airfield was purchased by the City of Las Vegas and developed by the U.S. Army Air Corps, who began use of the site for military operations in 1942. From 1942 to 1945, the site, known as the Las Vegas Army Airfield, was used as an aerial gunnery and flight training school for B-17 and B-29 aircrews. After World War II, the site was used as a center for military personnel separating from active duty. In 1947, the base was put on standby status and then deactivated. In 1948, the site was reactivated as Las Vegas AFB and served as a fighter pilot training wing. In 1950, the base was renamed Nellis AFB, to honor a locally born pilot killed in action in World War II. During the 1950s and 1960s, the service population of Nellis AFB remained stable. Nellis AFB was transferred to the Tactical Air Command; and, in 1956, the USAF Demonstration Squadron, the “Thunderbirds,” was transferred to Nellis AFB. Wartime studies during the 1960s and 1970s indicated that most fatalities involving new pilots occurred during their first combat missions. This finding led to the creation of the first Red Flag exercises in 1976 at Nellis AFB, which continue to the present. The Red Flag exercises bring numerous U.S. and Allied aircraft and personnel to Nellis AFB for air-to-air and air-to-ground combat training over the Nellis Range Complex and the U.S. Army National Training Center at Fort Irwin, California. Additionally, the 66th Rescue Squadron operates helicopters from Nellis AFB.

3.1.2 Prior Facility Operations at the Pipeline Route

The proposed pipeline route, in large part, follows the route of an existing, 6-inch JP-8 pipeline that was installed in 1989. The pipeline supplies jet fuel to four 25,000-gallon ASTs, at the ESOS, located southeast of the Nellis AFB runways. The ESOS supports refueling of aircraft at the revetments located between the ESOS and the runways. Before construction of the 6-inch pipeline, the route was largely undeveloped and consisted of land along the perimeter of Nellis AFB.

The five pipeline segments referenced below are indicated Figure 3-1.

- Segment 1, about 4,150 feet in length, is the portion of the pipeline route northwest of and crossing Las Vegas Boulevard. Most of this segment is located in the USAF petroleum storage area on Range Road (Nellis AFB Area III) and the storage and bulk

terminal areas for the Cal-Nev Pipeline on Range Road and Sloan Lane, north of Area III.

- Segment 2, the northernmost segment, begins as the pipeline crosses Las Vegas Boulevard and goes northeast parallel to the Nellis AFB perimeter road (Ellsworth Avenue, passing to the north of the EOD building that was constructed in fall 2003, and continuing east around the north end of the runways. Segment 2 is about 10,400 feet in length.
- Segment 3, 9,500 feet in length, runs south from Ellsworth Avenue beside Hollywood Boulevard and Perimeter Road, east of the Nellis AFB runways.
- Segment 4, about 4,410 feet in length, runs east-west to the end of the pipeline route at the ESOS AST area. Segment 4 will include a new area of additional AST storage east of the ESOS.
- Segment 5 is the Alternative B route that extends further east of the runway area before turning back to reconnect with Segment 4. Segment 5 is about 15,400 feet in length. The Alternative A route consists of Segments 1 through 4.

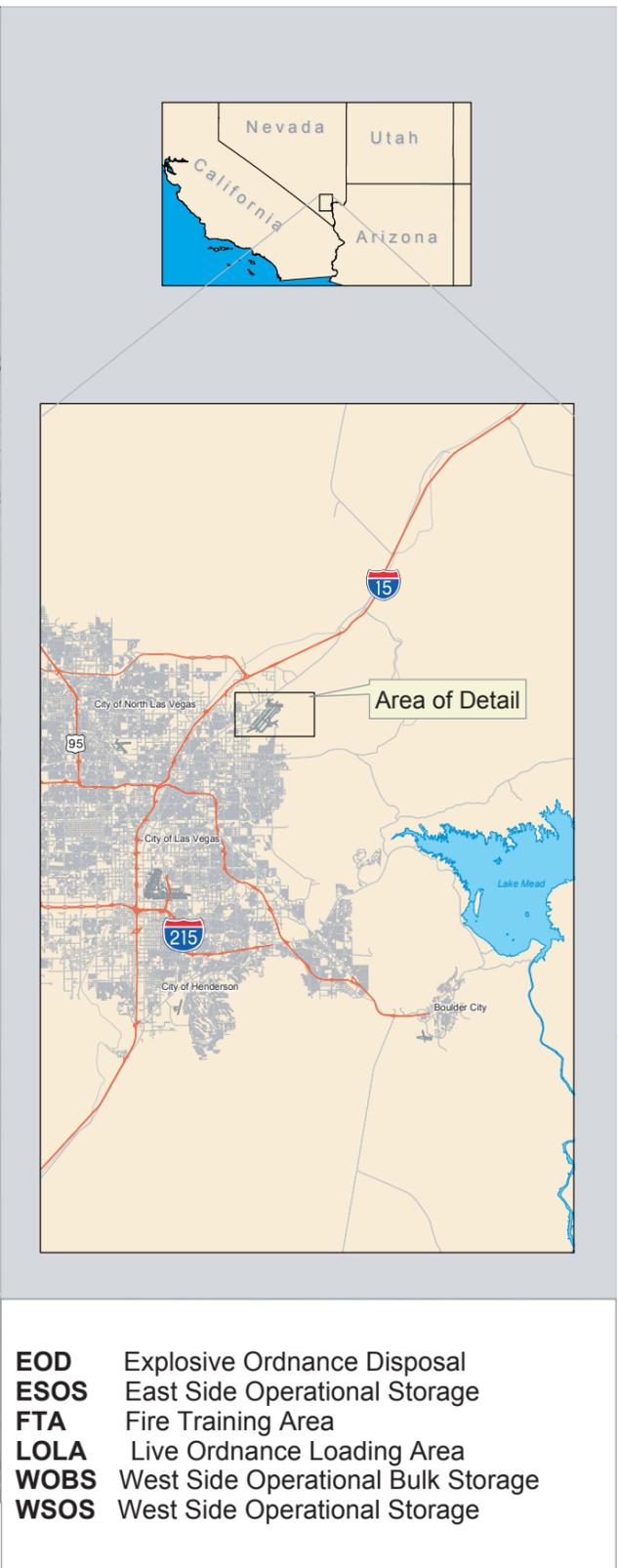
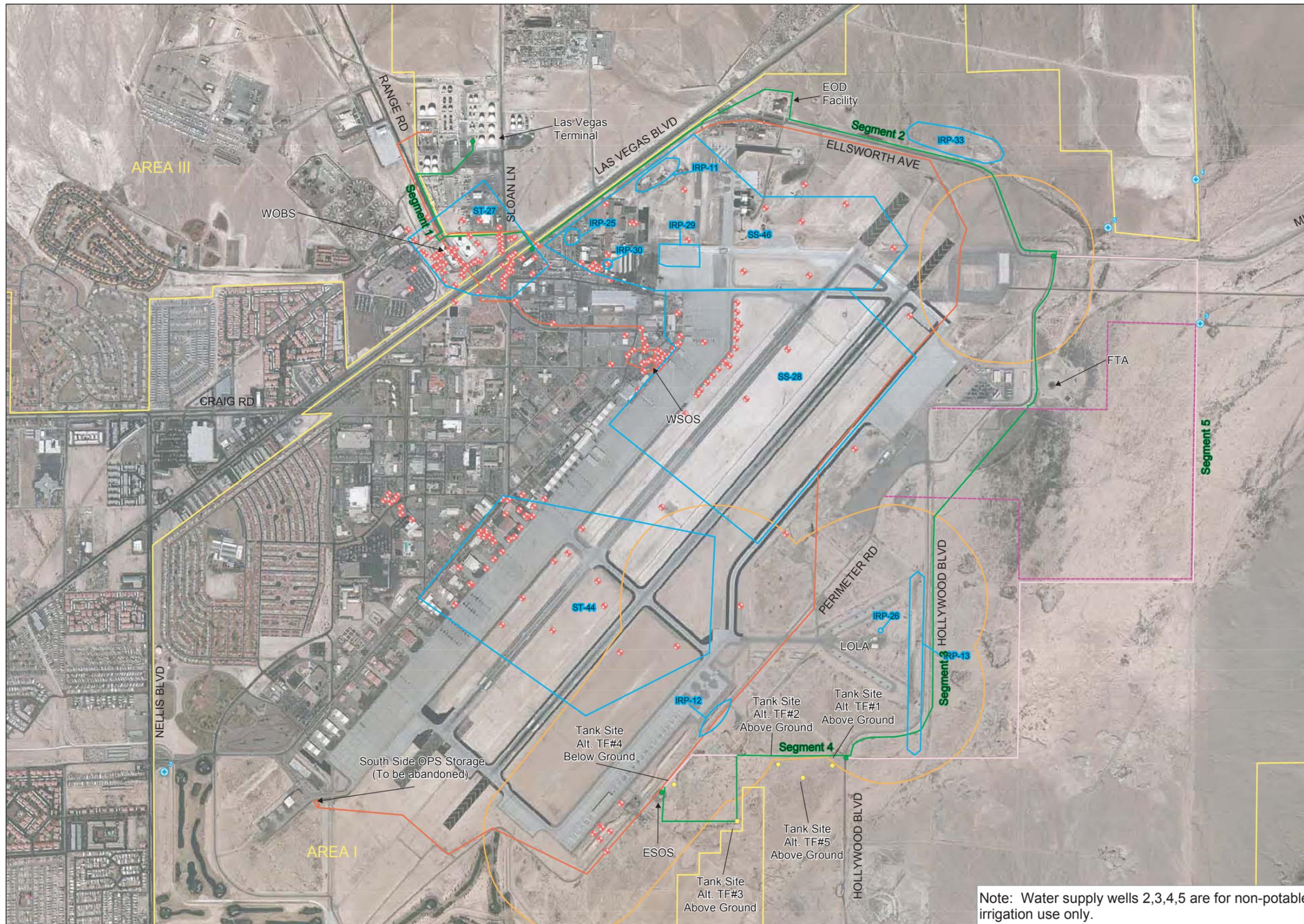
The western portion of the pipeline route follows close to the route of the existing pipeline. The western portion is now developed. The pipeline Segments 1 and 2, and part of Segment 3 are in the vicinity of other underground utilities, and in several areas, are located in a limited space between existing roads and development.

The eastern portion of the pipeline route diverges from the existing 6-inch pipeline, which is closer to the east side of the runway area. One portion of Segment 3 of this route was relocated to the east to avoid conflicts with future Nellis AFB development plans, and will be installed as a horizontal directional bore from the FTA southwest toward Hollywood Boulevard. The pipeline route on Segment 5 (and parts of Segments 3 and 4) is largely on undeveloped land at the eastern perimeter road of Nellis AFB, and in the LOLA parcel of undeveloped land east of the perimeter road that was acquired by Nellis AFB from the Bureau of Land Management (BLM) in 1999.

3.1.2.1 Aerial Photographs

Aerial photographs for the pipeline route and the surrounding area were reviewed from the previous reports, the Nellis AFB Civil Engineering Department, and the University of Nevada, Las Vegas School of Architecture, covering the following time periods: 1950, 1963, 1972, 1984, 1988, 1992, 1995, and 2000. These historical aerial photographs provide information regarding historical land use, general dates of building construction or facility modifications, and potential areas of historical hazardous substance or petroleum products releases along the pipeline route. Additionally, historical topographic maps for 1952, 1967 (photo-revised 1984), and 1974 were reviewed. This review is summarized in Table 3-1. These aerial photographs and topographic maps indicate the following concern related to past land use adjacent to the pipeline route:

- Stained surface soil visible in the 1984–1988 time frame at the former engine test cell locations, which are located approximately 200 feet south of the pipeline route Segment 2
- Disturbed soil north of the pipeline route near the eastern edge of Segment 2



- EOD** Explosive Ordnance Disposal
- ESOS** East Side Operational Storage
- FTA** Fire Training Area
- LOLA** Live Ordnance Loading Area
- WOBS** West Side Operational Bulk Storage
- WSOS** West Side Operational Storage

Note: Water supply wells 2,3,4,5 are for non-potable irrigation use only.

Legend

- ◆ Monitoring or Remediation Well
- Supply Well
- IRP
- Alternative**
- Preferred Alternative A
- Alternative B
- Pipeline Segment Limit
- Storage Tank Location Alternatives
- Ordnance Safety Zones
- LOLA Planning Overlay
- Nellis AFB Property Line
- Existing 6 inch Pipeline

Kinder Morgan Pipeline Route
IRP Site and Well Locations
Figure 3-1



TABLE 3-1
Aerial Photo and Topographic Map Review

Pipeline Route Segment	Summary of Review	Results of Review
1	1950 Aerial Photo:	No AST development visible at Area III location.
	1952 Topo. Map:	No change.
	1963 Aerial Photo:	The 4 ASTs on Range Road in Nellis AFB Area III are present. Many ASTs are present to the north of Area III. These are located between Range Road and Sloan Road and are offbase petroleum storage associated with the Cal-Nev Pipeline.
	1967 Topo. Map:	Little change since 1963 photo.
	1972 Aerial Photo:	No coverage. A 1973 photo shows ASTs developed.
	1984 Aerial Photo:	Additional ASTs are present north and west of Area III (Cal-Nev Pipeline Terminal).
	1988 Aerial Photo:	One additional AST is visible north of Area III.
	1992 Aerial Photo:	Construction grading is visible north of Area III, south of the Cal-Nev Pipeline AST areas, and at the Nellis AFB hospital location in Area III.
	1996 Aerial Photo:	Additional parking areas are visible north of Area III where grading was noted in the 1992 photo. The IRP Site ST-27 remediation system is visible in Area III, south of the 4 ASTs.
	2002 Aerial Photo:	Additional construction visible on Sloan Road next to Area III.
2	1950 Aerial Photo:	Ellsworth Avenue not present; area undeveloped.
	1952 Topo. Map:	Perimeter Road (Ellsworth Avenue) not present.
	1963 Aerial Photo:	Overhead electrical lines run parallel to the present perimeter road location. The runways stop short of their present length. An area of surface debris is visible north of Buildings 858 and 848.
	1967 Topo. Map:	Perimeter road (Ellsworth Avenue) not present.
	1973 Aerial Photo, 1973 Topo. Map:	Perimeter road (Ellsworth Avenue) is present, and Engine Test Cell Area and Building 858 area show development.
	1984 Aerial Photo:	What appears to be stained soil is visible near the engine test cells. The helicopter rescue squadron area is present. The runways now extend to their present northern length. Perimeter roads (Ellsworth and Minot) are visible. Some grading or surface debris is visible northeast of (in line with) the runways (IRP Site 33?). Race tracks are visible north of Las Vegas Boulevard.
	1988 Aerial Photo:	Stained soil is visible at the engine test cells. The same grading or debris is visible north of the runways. Possible borrow area is visible 0.5 mile east-northeast of the runways, north of the pipeline route.
	1992 Aerial Photo:	Stained soil is no longer visible at the engine test cells.
	1996 Aerial Photo:	The engine test cell area has fewer structures visible and construction of the RCRA storage facility appears to be underway. Construction of the Las Vegas Speedway is visible 1 mile to the north. Minot Road shows improvements.
	2002 Aerial Photo:	The current RCRA 90-day accumulation area is visible.

TABLE 3-1
Aerial Photo and Topographic Map Review

Pipeline Route Segment	Summary of Review	Results of Review
3	1950 Aerial Photo:	Limited development compared to 1984. No paved roads.
	1952 Topo. Map:	Second runway is shown, added since 1950.
	1963 Aerial Photo:	No coverage.
	1967 Topo. Map:	Perimeter road is unpaved road NE-SW to LOLA.
	1973 Aerial Photo:	Hollywood Boulevard. Visible as unpaved road.
	1984 Aerial Photo:	Perimeter roads and Hollywood Boulevard are visible. The fire training area southwest of the DOE RSL may be under construction. Unpaved roads are visible between the present ESOS and LOLA areas.
	1988 Aerial Photo:	The DOE RSL and current roads are present. A new apron is visible west of the DOE facility. The fire training area southwest of the DOE RSL still appears to be in use.
	1992 Aerial Photo:	Additional apron areas are constructed southwest of an expanded DOE RSL facility. New buildings and parking are visible southwest of the DOE RSL. New structures are visible between perimeter road and Hollywood Boulevard.
	1996 Aerial Photo:	The new fire training area is visible east of the DOE RSL.
2002 Aerial Photo:	No significant changes.	
4	1950 Aerial Photo:	Older N-S runway and one NE-SW runway visible. Unpaved road NW-SE near current Bldg. 2180 location.
	1952 Topo. Map:	Second NE-SW runway added.
	1963 Aerial Photo:	No coverage.
	1967 Topo. Map:	No changes since 1952 map.
	1972 Aerial Photo:	The present perimeter road and Hollywood Boulevard appear to be unpaved tracks. The aprons in the LOLA are visible. No revetments are present southeast of the runways.
	1984 Aerial Photo:	Perimeter road is extended across the current ESOS location.
	1988 Aerial Photo:	Revetments are visible southeast of the runways but not to the full current extent. The control tower is under construction.
	1992 Aerial Photo:	There are improvements to perimeter road, expanded revetment areas southeast of the runways, and new structures at the live ordnance loading area. The ESOS appears to be under construction.
	1996 Aerial Photo:	Additional runway revetment areas and the ESOS are visible, with improvement to perimeter road.
2002 Aerial Photo:	The soil berm between the runway revetments and the ESOS is visible.	

TABLE 3-1
Aerial Photo and Topographic Map Review

Pipeline Route Segment	Summary of Review	Results of Review
5	1950 Aerial Photo:	No development except one NW-SE unpaved road.
	1952 Topo. Map:	Shown as undeveloped land.
	1963 Aerial Photo:	No coverage.
	1967 Topo. Map:	Shown as undeveloped land.
	1972 Aerial Photo:	Unpaved tracks appear to extend along section lines in this area. Smaller tracks cross this area. The area appears to be undeveloped otherwise.
	1984 Aerial Photo:	Perimeter road and Hollywood Boulevard are more prominent unpaved routes. This photo does not cover the eastern-most part of Alternative B.
	1988 Aerial Photo:	The area shows little change except for unpaved roads or tracks east-southeast from the DOE RSL and east from the Hollywood guard gate.
	1992 Aerial Photo:	No significant changes. Additional unpaved tracks (off-road vehicle use) become visible in the 1988–1996 time period.
	1996 Aerial Photo:	No significant changes.
	2002 Aerial Photo:	No significant changes.

3.1.3 Present Facility Operations at the Pipeline Route

Operations and recent activities at the pipeline route include the following types of activities:

- Transfer of JP-8 through the existing 6-inch pipeline from Area II to the ESOS in Area I
- Vehicle traffic along Range Road, Las Vegas Boulevard, and several Nellis AFB perimeter roads (Ellsworth Avenue, Minot Road, Perimeter Road, Hollywood Boulevard)
- Transport of ordnance from Area III to the flight line in Area I
- Offroad vehicle use in undeveloped portions of the LOLA parcel in Area I

Land uses at the pipeline route include the following:

- Surface roads for vehicle traffic inside and outside Nellis AFB Areas I and III.
- A new munitions road that is dedicated to the transfer of ordnance from Area II to Area I, to remove ordnance traffic from the perimeter roads on base (Ellsworth Avenue and Hollywood Boulevard).
- Undeveloped land use adjacent to Nellis AFB roadways. This undeveloped land includes portions of the East Branch of the Range Wash, in areas east of ESOS, in the LOLA area, and north-northeast of the LOLA area.

3.1.4 Permits and Applications

3.1.4.1 Air Emissions

The proposed pipeline will be supplied with JP-8 from ASTs operated and owned by Calnev, located on Calnev property north of Area III. Those ASTs are included in existing Calnev air permits. The proposed underground pipeline and the existing underground JP-8 pipeline do not require air permits. The proposed AST storage included in Segment 4 of the pipeline route would be included in the Nellis AFB Title V Synthetic Minor air permit (in preparation by Nellis AFB) through incorporation of the Authority to Construct/Operating Permit (ATC) for the tanks into a modification of the Nellis AFB Title V permit. The existing ESOS AST storage, which will also be supplied by the proposed pipeline, is included in the current Nellis AFB Title V permit application.

A Dust Control Plan and other Clark County Air Quality Management requirements must be met when any land-disturbing activity of 0.25 acre or greater, or trenching of 100 feet or greater, is planned. A Clark County Dust Control Permit will be obtained for the new pipeline construction.

3.1.4.2 Wastewater Discharges

Sanitary Sewer Discharges. The pipeline route does not include sources of wastewater discharge. The pipeline route is crossed by several underground wastewater pipelines that are discussed with specific locations.

Stormwater Discharges. The USAF is responsible for implementing the stormwater management program at Nellis AFB, including the pipeline route. Stormwater Pollution Prevention Plans (SWPPP) are in place for adjacent sites.

A SWPPP will be required for construction of the new pipeline. The East Branch of the Range Wash, located in the eastern portion of Nellis AFB Area I, is administered by the Clark County Regional Flood Control District.

3.1.4.3 Hazardous Materials and Hazardous Waste Management

The pipeline route is not considered a hazardous waste generator. No fuel is derived from the four low point drains, which have not experienced a release; and the waste JP-8 fuels stored at the Resource Conservation and Recovery Act (RCRA) collection area are generated at the flight line from aircraft refueling operations.

3.1.4.4 Radionuclides

Radioactive sources are not used at the pipeline route. There are radioactive sources used in other areas of Nellis AFB, primarily at the flight line maintenance areas and at the United States Department of Energy (DOE) Remote Sensing Laboratory (RSL), that are removed from the pipeline route. The DOE RSL is within 0.25 mile of the pipeline route. One IRP site was a wash-down location for aircraft that had sampled atomic fallout, and that site is discussed later. Two radioactive waste sites at Area II were also included in the IRP program. Area II is several miles east-northeast of the pipeline route.

3.1.4.5 Utility Clearance

A Nellis AFB Dig permit is required to be submitted and reviewed for the portions of the pipeline route on Nellis AFB property before commencing construction. Similarly, an Underground Services Alert (US Alert) call-before-dig permit is required for off-Nellis AFB portions of the pipeline route.

3.1.4.6 Drinking Water

Nellis AFB obtains drinking water from a mix of municipal water (Southern Nevada Water Authority [SWNA]) and potable water from Nellis AFB wells that are located 1 mile or more south and west of the pipeline route. Several wells formerly used for potable water production have either been abandoned or restricted to irrigation use, due to concern about natural arsenic concentrations. Wells 2, 3, 4, and 5 are located near the northeastern portion of the pipeline route and are now restricted to irrigation use. Well 3 is currently out of service. Water from these wells is mixed with treated water from the groundwater remediation systems at two IRP sites and used for golf course irrigation after being conveyed by non-potable water lines to the south end of Nellis AFB.

3.2 Description of Environmental Setting

The following sections describe the population, geology, groundwater, climate, topography, surface water, utilities, biology, and archeological and historic sites in the vicinity of Nellis AFB and the pipeline route, which is a thin corridor at the western, northern, and eastern perimeter of Nellis AFB. Where applicable, subsections are organized by first discussing the Nellis AFB characteristics, then by discussing appropriate information for the pipeline route.

3.2.1 Population and Land Use

Nellis AFB is located adjacent to and east of the City of North Las Vegas, approximately 8 miles from the center of the City of Las Vegas, in Clark County, Nevada. The City of North Las Vegas has a population of 137,691 as of January 2003. Nellis AFB is used in conjunction with the Nellis Range Complex for military aviation training and exercises.

The Las Vegas Motor Speedway is located north of Nellis AFB. This area was the location of several aggregate mining pits prior to the 1970s and was used informally for motor sports since the 1970s. The Craig Road Speedway was developed in the late 1980s and early 1990s. In 1995, construction of the Las Vegas Motor Speedway and Indy 500 Racing League facility began at the site, and was completed in 1996. This national event facility includes a drag strip, oval track, stock car track, go cart track, extensive parking, an adjacent industrial center, and other facilities.

Land east of Nellis AFB is undeveloped and owned by the BLM. This includes the Rainbow Gardens Geological Preserve, located approximately 3 miles southeast of Nellis AFB.

Land west of Nellis AFB includes petroleum storage facilities located near the Cal-Nev Pipeline, west of Nellis AFB and located on the north side of Las Vegas Boulevard. The pipeline route originates in Nellis AFB Area III at this location.

Land south of Nellis AFB includes the base golf course and undeveloped land, with residential development south of Cheyenne Avenue and west of Hollywood Boulevard.

3.2.2 Geology

3.2.2.1 Geological Setting

Nellis AFB is located in the northeastern portion of the Las Vegas Valley in Southern Nevada, in the Basin and Range physiographic province. The Las Vegas Valley is an alluvium-filled northwest-southeast trending valley that drains to the southeast through Las Vegas Wash into Lake Mead.

The Las Vegas Valley is bounded by the Las Vegas Mountain Range and is located approximately 5 miles to the north of Nellis AFB, and Sunrise Mountain and Frenchman's Mountain located approximately 1 to 3 miles to the south-southeast. The Las Vegas Valley extends to the south and west for approximately 15 to 20 miles. Mount Charleston is located on the west side of the Las Vegas Valley, reaches an elevation of 11,918 feet, and is approximately 25 miles west of Nellis AFB.

Bedrock in the mountains east of Nellis AFB includes Precambrian metamorphic rocks at the base of Frenchman's Mountain and Precambrian and Paleozoic carbonate rocks. Paleozoic to Mesozoic (Permian, Triassic, and Jurassic) rocks including sandstone, conglomerate, shale, and some limestone are also found to the east of Nellis AFB on Frenchman and Sunrise mountains. These are likely to make up most of the bedrock underlying valley fill in the vicinity of Nellis AFB and southern portions of the Las Vegas Valley.

3.2.2.2 Surface Geology

Soil associations at Nellis AFB consist of poorly sorted alluvial and wind-blown silts, sands, and clay, with less frequent gravel. Typical surface soils are a light brown sandy loam with gravel and clay-rich sand. The average depth to caliche is approximately 2 feet. Internal drainage is normally good above caliche horizons, but poor at and below them. The soil associations found in and around Nellis AFB include Glendale soils east of Nellis AFB, which are well-drained, medium-textured alluvial soils. These soils are deep and calcareous throughout. The shrink-swell potential may be low to high, depending on the concentration of sodium sulfate salts. Lacustrine silts and clays occur in lower elevation areas. Developed or disturbed land adjacent to roadways is more typical of the western portion of the pipeline route.

3.2.2.3 Faulting and Seismicity

The Las Vegas Valley is bounded by a normal fault system at the west side of Frenchman's Mountain, approximately 0.5 mile east of Nellis AFB. The fault system is mapped on the EDR database report (Appendix F). The Alternative B pipeline route, Segment 5, is located approximately on or within 0.5 mile of the mapped fault.

3.2.3 Groundwater

3.2.3.1 General

Nellis AFB is located on the eastern side of the Las Vegas Valley, and groundwater flow in the valley is generally from west to east. Valley fill deposits overlie a large aquifer system under confined and semiconfined conditions. Principal aquifers are considered to be deeper

than about 200 feet. Nellis AFB obtains potable water supply from a mixture of groundwater from wells south and far west of the pipeline route, and municipal water from the SNWA.

3.2.3.2 Hydrogeology

Groundwater occurs principally in the alluvial valley fill at depths that vary with location. Groundwater occurs at a depth of approximately 40 to 70 feet below ground surface (bgs) across the pipeline route, and generally flows to the east or southeast, in the direction of the East Branch of the Range Wash, based on review of IRP site groundwater monitoring reports. Groundwater less than 100 feet bgs is considered part of the “near surface aquifer.” This shallow groundwater is not generally used for potable water. Principal aquifers are considered to be more than 200 feet deep within the valley fill, and the principal aquifer may be tapped by wells up to 1,000 feet in depth.

3.2.3.3 Groundwater Quality

Groundwater quality from the deeper principal aquifer is considered to be generally suitable for domestic, agricultural, and industrial uses. Several wells formerly used for potable water production have either been abandoned or restricted to irrigation use, due to concern about natural arsenic concentrations. Wells 2, 3, 4, and 5 are located near the northeastern portion of the pipeline route and are now restricted to irrigation use. The near-surface aquifer is impacted at several IRP sites in the vicinity of the pipeline route. The pipeline route is approximately 1.25 miles from the closest potable water well, as shown in Figure 3-1.

3.2.4 Climate

The climate of Las Vegas is characterized by low humidity, abundant sunshine, mild winters, and hot dry summers. Average annual precipitation in the area is approximately 4 inches. Freezing weather occurs frequently, but extremes of cold are rare. The average monthly temperature is 88 degrees Fahrenheit (°F) in summer and 51°F in winter. Winter rainfall is usually gentle and characterized by limited runoff on native soils. In summer and early fall, local thunderstorms with intense rainfall can cause flash floods. Winter and spring weather patterns typically have west or northwest winds. Summer and early fall weather patterns may have south winds, which may bring moisture for thunderstorm development.

3.2.5 Topography

Nellis AFB is located in the northeastern corner of the Las Vegas Valley. The land surface is relatively level and slopes gently to the west and south. Elevations range from about 1,900 feet above mean sea level (msl) along the northern portion of Area I and the pipeline route to 1,840 feet above msl in the southern portion of the pipeline route near the ESOS and LOLA. Only shallow drainage features and artificial structures break the otherwise gentle slope of the land surface, which ranges from 50 to 20 feet per mile toward the south, becoming more gentle at the southern portion of Nellis AFB.

3.2.6 Surface Water

Surface drainage across Area I of Nellis AFB is to the southeast, entering the East Branch of the Range Wash, which drains south-southwest to Las Vegas Wash. The eastern portion of

the pipeline routes is located adjacent to or within in the broad, shallow, and normally dry drainage way of the East Branch of the Range Wash. Drainage at the western portion of Nellis AFB is collected by a storm drain system that discharges by surface flow to the south to join the East Branch of the Range Wash.

3.2.7 Utilities

The following sections describe the utilities at Nellis AFB, and specifically at the pipeline route. There are multiple existing underground utilities near the pipeline route. A Nellis AFB Dig Permit would be required for utility clearance for pipeline construction.

3.2.7.1 Electricity

Electricity is supplied to Nellis AFB by Nevada Power. A regional transmission line runs northeast-southwest located east of the pipeline route. Underground electrical conduits are located in a pipeline route in the vicinity of the runways and are shown in Figure 3-2.

3.2.7.2 Sewer

Sanitary sewage and industrial wastewaters generated at Nellis AFB have been discharged to the public sanitary sewer since 1972 and are treated at an offsite publicly owned treatment works (POTW) facility, the Clark County Sanitation District.

A 4-inch PVC wastewater line that carries treated groundwater from the Area III remediation system crosses the pipeline route in Area I, and possibly in Area III. Mr. Michael Crace, PM Tech, is the site manager for the Area III groundwater treatment system.

3.2.7.3 Stormwater Drainage System

The stormwater drainage system at Nellis AFB consists of various underground storm drains and shallow ditches. The Nellis AFB surface drainage system is dry except after intense rainfall events. A 24-inch reinforced-concrete pipe (RCP) underground storm drain is located in the vicinity of pipeline Segment 2 and 3. Surface water discharges to the south (golf course area) or to the southeast to the East Branch of the Range Wash.

3.2.7.4 Drinking Water

Nellis AFB obtains drinking water from a mix of municipal water (SNWA) and potable water from Nellis AFB wells that are located 1 mile or more south and west of the pipeline route. As of 1999, approximately 70 percent of the potable water supply came from SNWA and 30 percent from production wells.

3.2.7.5 Natural Gas

The Southwest Gas Company supplies natural gas to Nellis AFB. Underground gas lines are located near the pipeline route at Segments 1 and 2.

3.2.8 Biological Resources

CH2M HILL conducted surveys of flora and fauna at Nellis AFB in July 2003 to identify actual or potential listed or sensitive plant and wildlife species or habitat that may occur on the site.

The proposed project site is generally considered an urban environment setting containing some highly disturbed desert habitat as a result of its location adjacent to metropolitan Las Vegas, previous area recreational uses, and urban development associated activities.

The general habitat type present in the vicinity of the proposed project areas is native desert scrub vegetation dominated by creosote bush (*Larrea tridentata*) and white bursage (*Ambrosia dumosa*). The proposed project areas are located in highly disturbed habitat bordering existing paved and dirt roads and existing fence lines.

Based on previous area biological work, existing area habitat and extensive area familiarity, the species listed below have special recognition by federal, state, and/or local resource conservation agencies (primarily due to declining or limited populations usually resulting from habitat reduction), and are known to occur or potentially occur in the vicinity of Nellis AFB and the proposed project area:

- **Plants**
 - Las Vegas bear poppy (*Arctomecon californica*)
 - Yellow twotone beardtongue (*Penstemon bicolor* ssp. *bicolor*)
 - Three corner milkvetch (*Astragalus geyeri* var. *triquetrus*)
 - Sticky ringstem (*Anulocaulis leiosolenus*)
 - Large flowered sunray (*Enceliopsis argophylla* var. *grandiflora*)
- **Reptiles**
 - Desert tortoise (*Gopherus agassizii*)
 - Western chuckwalla (*Sauromalus obesus obesus*)
 - Banded gila monster (*Heloderma suspectum cinctum*)
- **Birds**
 - Western burrowing owl (*Athene cunicularia hypugea*)
- **Mammals**
 - California leaf-nosed bat (*Macrotis californicus*)
 - Small-footed myotis (*Myotis ciliolabrum*)
 - Long-eared myotis (*Myotis evotis*)
 - Fringed myotis (*Myotis thysanodes*)
 - Long-legged myotis (*Myotis volans*)
 - Yuma myotis (*Myotis yumanensis*)
 - Townsend's big-eared bat (*Corynorhinus townsendii*)
 - Spotted bat (*Euderma maculatum*)
 - Allen's big-eared bat (*Idionycteris phyllotis*)
 - Big free-tailed bat (*Nyctinomops macrotis*)
 - Western mastiff bat (*Eumops perotis*)

During the biological reconnaissance field surveys that CH2M HILL performed in July 2003, no federal or state listed endangered or threatened plant or wildlife species were identified on the proposed project area.

A confirmed visual observation of the Western burrowing owl (*Athene cunicularia hypugea*), a species of concern, and both state and federally-protected, was made on land immediately adjacent to the proposed project site.

Habitat for the desert tortoise, a federally-threatened species, is present on and adjacent to portions of the proposed project site. Although no tortoises were found on the proposed pipeline routes and storage areas, tortoises may inhabit the adjacent habitat. Several areas along the proposed pipeline routes and storage areas adjacent to tortoise habitat are lacking a physical barrier that would prohibit tortoises from wandering onto the project site during construction activities. As a result of this situation and the potential to “take” a desert tortoise, a Section 7 Consultation with the United States Fish and Wildlife Service (USFWS) will be required. This consultation will discuss the potential to “take” a desert tortoise, and the appropriate mitigation measures that will be implemented during project construction to avoid the “take” of a federally listed species. A “take” is defined as an activity that interferes with the normal activities of a tortoise. Such illegal activities include: harassing, harming, pursuing, hunting, shooting, wounding, killing, trapping, capturing, collecting, touching a tortoise in any way, or attempting to engage in any such conduct.

3.2.9 Archeological and Historic Sites

Section 106 of the National Historic Preservation Act of 1966 requires that federal agencies take into account the effect of their undertakings on historic properties. This process has been ongoing at Nellis AFB and the areas for the proposed JP-8 pipeline project have been surveyed and State Historical Preservation Office (SHPO) concurrence has been received for archaeological and cultural sites. The following information was provided by Mr. James Campe, the Nellis AFB National Environmental Policy Act (NEPA) Manager. The pipeline laterals (both alternatives) and fueling area are included in previous surveys, consultations, and SHPO concurrence. The area for the pipeline Alternative A and all of the storage alternatives were included with the “Main Base” consultation in a SHPO letter dated February 9, 1993. Alternative B for the pipeline route was included by the LOLA SHPO consultation, with the concurrence letter dated July 3, 2000. No further survey or consultation is required for this project.

3.3 Environmental Factors Affecting Property Categorization

This section describes the findings for environmental factors at the pipeline route, which include:

- Hazardous Material/Petroleum Product Management
- Hazardous Waste/Petroleum Waste Management
- Radioactive Materials and Mixed Waste
- Aboveground/Underground Storage Tanks and Pipelines
- Oil/Water Separators
- Wastewater Treatment and Disposal
- Pesticides
- Solid Waste
- IRP Sites and Areas of Concern

The findings for each environmental factor are used to determine the categorization of real property at the pipeline route, including individual buildings and other areas not associated with buildings (Table 1-2).

3.3.1 Hazardous Material/Petroleum Product Management

Since Nellis AFB began operations, various hazardous materials and petroleum products have been used to support the various military programs. Types of petroleum products used or stored at the pipeline route have included jet fuels (e.g., JP-4 and JP-8). Petroleum products have been stored in ASTs. ASTs and USTs at the pipeline route and adjacent properties are described in Tables 3-2 and 3-3.

TABLE 3-2
Aboveground Storage Tanks Adjacent to Pipeline Route

Pipeline Route Segment	Owner	Tank Status and Description
1	Cal-Nev Pipeline Terminal Vicinity, adjacent to Nellis AFB Area III Nellis AFB Area III Site ST-27	Currently in use: More than 32 large volume ASTs at multiple facilities Currently in use: 100,000-gallon JP-8 100,000-gallon JP-8 100,000-gallon JP-8 100,000-gallon JP-8
2	Instrument Landing System (ILS) Localizer, NE of runways, N of Ellsworth Ave. Helicopter Rescue Squadron (Building 61672 vicinity, northwest of the runways) RCRA 90-Day Storage Area, Building 853 vicinity	Currently in use: Approx. 200-gallon Diesel (double walled) Two unknown capacity ASTs, for fire fighting water Currently in use: 1,000-gallon used antifreeze
3	US DOE RSL	Currently in use: Two unknown capacity ASTs, for fire fighting water 250-gallon diesel (inside building – generator backup)
4	ESOS, near Building 2345	Currently in use: 25,000-gallon JP-8 25,000-gallon JP-8 25,000-gallon JP-8 25,000-gallon JP-8

TABLE 3-3
Underground Storage Tanks Adjacent to Pipeline Route

Pipeline Route Segment	Owner	Tank Status and Description
1	River City Petroleum, 4915 Sloan Lane	Currently in use: 12,000-gallon gasoline 12,000-gallon gasoline 12,000-gallon Diesel all are double-walled with double-walled piping, installed 1996
	Chevron Las Vegas Terminal, 4950 N. Sloan Lane	Currently in use: 10,000-gallon Diesel installed 1985
	7-Eleven Store #18198 4395 N. Las Vegas Boulevard	Currently in use: 10,000-gallon gasoline 10,000-gallon gasoline 10,000-gallon gasoline installed 1984
2	RCRA 90-Day Storage Area, Building 853 and vicinity	Currently in use: 5,000-gallon recycled JP-8 5,000-gallon waste/used JP-8* 5,000-gallon waste/used JP-8* 5,000 used hydraulic fluid *drained from tanker aircraft or hydrant fueling system installed 1992
3	US DOE RSL	Currently in use: 550-gallon gasoline 550-gallon Diesel 550-gallon Waste Oil – to be removed from service 3,000-gallon diesel (generator backup) 550-gallon diesel (generator backup) 3,000-gallon wastewater holding (photo area)
1	Cal-Nev Pipe Line Company, Las Vegas Storage Terminal	Permanently out of use: 10,000-gallon gasoline – installed 1988 10,000-gallon unknown – installed 1971 10,000-gallon unknown – installed 1971 2,500-gallon unknown – installed 1973 1,000-gallon used oil – installed 1962
	Chevron Las Vegas Terminal, 4950 N. Sloan Lane	Permanently out of use: 500-gallon waste oil 5,000-gallon new oil installed 1975
	Site ST-27, Nellis AFB Area III	Permanently out of use: 20,000-gallon waste oil – removed 1989 20,000-gallon heating oil – removed 1989 20,000-gallon lubricant – removed 1989 20,000-gallon unknown – removed 1989
	Former Texaco Las Vegas Terminal	Permanently out of use: 10,000-gallon gasoline – installed 1980 10,000-gallon gasoline – installed 1980 10,000-gallon unknown – installed 1973 2,000-gallon Diesel – installed 1973 1,000-gallon used oil – installed 1962
3	US DOE RSL	Permanently out of use: 550-gallon gasoline – installed 1989 550-gallon Diesel – installed 1989 temporarily out of use: 550-gallon gasoline – installed 1994 550-gallon Diesel – installed 1994

3.3.2 Hazardous Waste/Petroleum Waste Management

No evidence of hazardous materials storage at the pipeline route, or releases at adjacent storage areas was observed during the VSI of the pipeline performed for this EBS.

Historical and current data on hazardous materials for properties adjacent to the pipeline route are presented in Section 4.

3.3.2.1 Hazardous Waste/Petroleum Waste Storage

Hazardous and petroleum wastes are not stored at the pipeline route.

A summary of hazardous and petroleum waste storage areas adjacent to the pipeline route is provided in Table 3-4.

TABLE 3-4
Hazardous Waste Storage Sites

Building #	Origin	Comments
124	57 EMS	PARACHUTE
199-1	57 CMS	FUELSHOP
222	414 CTS	RED FLAG
232	57 EMS	RECLAMATION
234	57 EMS	TIRE SHOP
239	98 RANW	ISAFAP
252-1	57 EMS	F-22
252-2	57 EMS	F-22
252-3	57 EMS	F-22
252-4	57 EMS	F-22
253-1	57 EMS	CORROSION
253-2	57 EMS	CORROSION
255	57 EMS	SANDBLAST
256-1	57 EMS	CORROSION
256-2	57 EMS	CORROSION
256-3	57 EMS	CORROSION
256-4	57 EMS	CORROSION
256-5	57 EMS	CORROSION
256-6	57 EMS	CORROSION
256-7	57 EMS	CORROSION
256-8	57 EMS	CORROSION
258	57 AMXS	STRIKE
264	57 EMS	ARMAMENT

TABLE 3-4
Hazardous Waste Storage Sites

Building #	Origin	Comments
265	57 AMXS	THUNDER
270-3	57 EMS	SANDBL'R
278	57 EMS	NDI
292	USAFADS	T-BIRDS
415-1	57 EMS	MAINTENANCE
415-2	57 CMS	ELECTRONICS
HAZARDOUS WASTE STORAGE SITES		
423	57 CMS	AVIONICS
425	57 CMS	TMDE LAB
460	57 CMS	HYDRAZINE
461 (1,2,3)	99 CES	RECYCLG
474	547 IS	PET ZOO
606	99 SVS	GAS STA
625-1	99 MDG	PHARMACY
802-1	99 CES	LIQ FUELS
802-2	99 CES	LIQ FUELS
807-1	99 CES	PAINT
807-2	99 CES	POWPRO
807-4	99 CES	P. BOOTH
808	99 CES	GROUNDNS
811	99 LRS	HAZMART
831-2	99 LRS	GRP A MAN
831-3	99 LRS	GRP B MAN
840	99 SVS	AUTOHOBBY
854	99 LRS	REFUELING
858	57 CMS	PROPULSON
868	99 LRS	BODYSHOP
874	99 CES	HOUSING M
880	57 AMXS	VIPER SUPP
882	57 AMXS	FALCON
905=(PB-12)	99 LRS	REFUEL
1032-1	MARINES	ARMORY

TABLE 3-4
Hazardous Waste Storage Sites

Building #	Origin	Comments
1032-2	ARMY	ARMORY
1033-1	ARMY	AREA III
1033-2	MARINES	AREA III
1037	99 CES	PEST SHOP
1053	99 LRS	TANK FARM
1100	99 SSF	S FORCES
1300-2	99 MDG	VA-AF HOSP
1300-3	99 MDG	PHARMACY
2135	57 EMS	BY B-270
2211-3	BECHTEL	RM 1328
2211-4	BECHTEL	RM 1208
2215	98 RANW	ISAFAP
2265	98 RANW	PBRAVO
2284	98 RANW	PBRAVO
2286	98 RANW	POWRPRO
2373	99 GCTF	SFALPHA
2374	99 GCTF	SFALPHA
10108	57 EMS	TRAILRMAINT
10116	820 RHS	LGTM SHOP 1
10129	820 RHS	COCEP
10131	820 RHS	ALLIEDTRADE
10143	820 RHS	LGTM SHOP
10144-1	57 EMS	MEDIABLAST
10144-2	57 EMS	PAINTBOOTH
10235	99 CES	EOD
10406-1	896 MUNS	MUNITIONS
10406-2	896 MUNS	MUNITIONS
61634	757 AMXS	GUN MAINT
61664	757 AMXS	RESCUE
UNIVERSAL WASTE COLLECTION CENTERS		
11	99 LRS	
43	H-60 CTF	TEST & EV

TABLE 3-4
Hazardous Waste Storage Sites

Building #	Origin	Comments
45	57 OSS	
200	98 SPTS	NELLIS AFB
242	549 CTS	ARWARRIOR
245	57 AMXS	EAGLE
260	57 CMS	ELECTRIC
265	57 AMXS	THUNDER
277	99 CES	FIRE DEPT
284/T-10	USAFWS	LIFE SUPP
285	57 AMX	RAPTOR
300	99 SVS	BOWLING CEN
324	99 SVS	ENLIST CLUB
340	AAFES	EST201
421	57 CMS	SENSORSHOP
431	AAFES	HOME&GARDEN
439	99 SVS	
445	6CTS	
536	98 RANW	VEHICLE M
584	99 MSS	AIRMAN LEAD
588	99 CONS	CONTRACTING
589	99 CS	RADIO MT
600	99 SVS	CHILDDEVCTR
603	DeCA	COMMISSARY
604	99 SVS	VET CLINIC
610	99 SVS	
620	AWFC	HDQTRS
625	99 ABW	OLDHOSPITL
707	757 AMAXS	
790	99 CES	CEOIG
807-2	99 CE	FMU III
807-3	99 LRS	
809	99 LRS	
811	99 LRS	WAREHOUSE 1

TABLE 3-4
Hazardous Waste Storage Sites

Building #	Origin	Comments
811-WEST	99 LRS	FREIGHT
812	99 CES	BLDG MGR
814	99 LRS	FUEL LAB
825	99 AMDS	BIO-ENV
831	99 LRS	LGTM
831-1	99 LRS	VDP YARD
838	99 SVS	LAUNDRY
840	99 SVS	AUTO HOBBY
878-1	422 TES	LIFE SUPP
878-2	422 TES	TEST&EV
880	57 AGS	VIPER
882	57 AGS	FALCON
1100	99 SFS	POLICE
1300	99 MDG	VA/AF HOSP
1595	99 SVS	GOLF COURSE
1606	99 CS	TRANSCEIVER
2211	BECHTEL	ROOM 1292
2265	98 RANW	PBRAVO
2295	99 GCTF	PBRAVO
2345	57 LSS	REVENT
2345-1	57 AMXS	REVENT
61633	66 RQS	LIFE SUPPORT
61690	66 RQS	PJ'S
90-DAY ACCUMULATION SITE		
853=Contract	99 CES	NELLIS

3.3.2.2 Spills and Releases

Spills and releases have not occurred at the pipeline route. However, portions of the pipeline route overlie areas of investigation or remediation for spills from adjacent properties, and these are discussed with IRP Sites and in Section 4.

3.3.3 Radioactive Materials and Mixed Waste

Instruments with radioactive sources are not used at the pipeline route, but are used at one adjacent facility, the DOE RSL. No mixed wastes are generated at the pipeline route. Additional adjacent property information is presented in Section 4.

3.3.4 Aboveground/Underground Storage Tanks and Pipelines

3.3.4.1 Aboveground Storage Tanks

Existing ASTs are used to supply the proposed pipeline route and are located at the terminus of the pipeline route. Otherwise, ASTs are not located on the pipeline route. A discussion of ASTs at adjacent properties is presented in Section 4. An inventory of the ASTs is provided in Section 4. The following information was collected about ASTs along the pipeline route:

- Pipeline route Segment 1:
 - The existing JP-8 pipeline is supplied by four 100,000-gallon ASTs located in Nellis AFB Area III, within IRP Site ST-27.
 - The existing JP-8 pipeline and the wastewater pipeline that conveys treated effluent water from the ST-27 remediation system are adjacent to the pipeline route.
- Pipeline route Segment 4:
 - Four 25,000-gallon JP-8 ASTs are located at the ESOS, the eastern terminus of the proposed pipeline route.

3.3.4.2 Underground Storage Tanks

No USTs are currently located along the pipeline route according to interviews with Nellis AFB personnel and observations made during the VSI. Information regarding the current status of the former UST sites (e.g., status of or plans for further investigations, status of tank closure documentation, etc.) was obtained from Nellis AFB personnel. Adjacent property USTs are discussed in Section 4.

3.3.4.3 Other Tanks

In addition to the ASTs and USTs at the pipeline route described above, various other tanks adjacent to the pipeline route are used to store nonhazardous and non-petroleum, oil, and lubricant (non-Petroleum, Oil, Lubricants [POL]) materials, including potable water. An inventory of these tanks and information on their locations are provided in Section 4. These tanks are not categorized because they do not contain hazardous substances or petroleum products.

3.3.4.5 Pipelines

The proposed 8-inch JP-8 pipeline route follows part of the route of the existing 6-inch JP-8 pipeline. The existing pipeline was installed beginning in 1989, and is shown in Figure 4-1.

3.3.5 Oil/Water Separators

No OWSs are located at the pipeline route. Adjacent properties have several OWSs, as discussed in Section 4.

3.3.6 Wastewater Treatment and Disposal

Sanitary Sewer System. Since 1972, sanitary sewage and wastewaters (i.e., nonhazardous waste streams) generated at the Nellis AFB route have been discharged to the public sanitary sewer and treated at an offsite POTW facility (Clark County Sanitation District). There is no sanitary wastewater or treatment at the pipeline route.

Septic Tanks. No septic tanks were identified at the pipeline route.

3.3.7 Pesticides

Application of pesticides at Nellis AFB, including the pipeline route, is performed in accordance with the *Pest Management Plan for Nellis AFB* (Appendix J to the *Integrated Natural Resources Management Plan, Nellis Air Force Base/Nellis Air Force Range*). No pesticides are stored at the pipeline route.

3.3.8 Solid Waste

No onsite solid waste disposal currently occurs at the pipeline route. Some areas of dumping adjacent to the pipeline route were visible during the route inspection. Adjacent areas are discussed in Section 4.

3.3.9 IRP Sites and Areas of Concern

Installation Restoration Program Sites. The IRP is a USAF program to identify, characterize, and remediate past environmental contamination on its facilities. The IRP evaluates past disposal and spill sites, contains the migration of contaminants, and minimizes potential hazards to human health and the environment.

The USAF has identified at 46 IRP sites at Nellis AFB. Twelve of those sites required remedial actions, and nine had remediation still underway in 1999. Active sites are now referred to as ERP sites.

Twelve IRP sites are located adjacent to, within 0.25 mile of, or upgradient from the pipeline route. These consist of four active sites and eight closed sites, as summarized in Table 3-5. IRP site locations are shown in Figure 3-1. The two ERP sites with ongoing investigation or remediation that are located on the pipeline route are:

- ST-27, which includes portions of Nellis AFB Area III and Area I. This site had past fuel releases of JP-4 and JP-8. The four, 100,000-gallon JP-8 ASTs in Area III are within ST-27 as is a large part of Segment 1 and a portion of Segment 2 of the pipeline route. One release at ST-27 occurred from four 20,000-gallon concrete USTs at Building 1014. The USTs held waste oil, heating oil, and lubricants. A second release at ST-27 involved JP-4 released in 1992 from aboveground piping near the ASTs currently used for JP-8 storage (the change from JP-4 to JP-8 use at this site occurred in October 1993). A groundwater pump and treat and free product recovery system with 33 extraction wells operates at ST-27. Treated groundwater is discharged to the Nellis AFB golf course for irrigation use under National Pollution Discharge Elimination System (NPDES) permit NEV-94006. Extensive remediation system infrastructure at ST-27 needs to be cleared for pipeline construction. There is a possibility that petroleum-impacted soil or soil vapor could be

encountered during pipeline construction, although this is highly unlikely given the depth to groundwater of the plume (70 feet bgs) and the actual depth of construction.

- SS-46, which is located adjacent to Segment 2 of the pipeline route and less than 0.25 mile from Segment 3. SS-46 has ongoing soil and groundwater investigation for the extent of dissolved trichloroethylene (TCE); and benzene, toluene, ethylbenzene, and xylenes (BTEX). Possible release sources include former ASTs and OWSs at the test cell area that were in use during the 1970s. The current RCRA 90-day accumulation site (Building 853) is located within SS-46. South of the RCRA accumulation site is the propulsion maintenance shop, Building 858. Groundwater impacts at SS-46 appear to underlie western portions of Segment 2 of the pipeline route at about 40 feet bgs.

TABLE 3-5
IRP Site Summary

IRP Site Name	Location and Distance	Summary
ST-27	Segment 1 in Nellis AFB Area III, at pipeline route, and Segment 2 , in Area I, at pipeline route.	<p>This is a fuel storage facility with an active JP-8 product and groundwater recovery system. Releases at ST-27 are from: four USTs that stored heating oil/waste oil/ lubricant, which were decommissioned in 1981 and were removed in 1989; and piping associated with the current AST JP-8 storage. The AST piping release occurred in 1992, and released JP-4 stored in that AST system prior to the conversion of those ASTs from JP-4 to JP-8 in October 1993.</p> <p>Both JP-4 and JP-8 are present in some monitoring wells at ST-27, which suggests the possibility of other historical releases at the site. Free product and dissolved BTEX are present. The depth to groundwater is approximately 70 feet bgs and the groundwater flow is to the east-southeast. There are 33 extraction wells, OWS, air stripping tower, and associated piping. Treated groundwater is discharged to the Nellis AFB golf course under an NPDES permit NEV94006. The high density polyethylene (HDPE) discharge line for treated effluent may cross the pipeline route in Area III, and also in Area I east of the EOD building. Michael Crace, PM Tech, (see Table 1) is the ST-27 remediation system site manager and contact.</p>
IRP Site 9	Segment 1 in Nellis AFB Area III, ≤ 0.25 mile from pipeline route.	This is a former burial pit for flattened empty containers, located along the railroad track west of Range Road. This site is located within site ST-27 described above.
SS-28	Segment 2 and Segment 3 in Nellis AFB Area I, ≥ 0.25 mile from pipeline route.	This is a petroleum release site with an active product and groundwater recovery system near Bldg. 941. The depth to groundwater is approximately 50 feet bgs and the groundwater flow is to the southeast. Free product (JP-4) and dissolved BTEX are present. The northeast corner of the boundary of this IRP site is about 0.25 mile west from the intersection of Segments 2 and 3 of the pipeline route.
IRP Site LF-11	Segment 2 in Nellis AFB Area I, adjacent to pipeline route.	This is a surface dump area used for disposal of nonhazardous demolition debris, located north of the former engine test cells. The berm of material is now covered with soil/gravel, as shown in the photo log (Photos 11 and 13). This site appears to be located within the boundary of SS-46.
IRP Site 12	Segment 4 in Nellis AFB Area I, ≤ 0.25 mile north of pipeline route.	This is a surface dump area that was used for disposal of nonhazardous demolition debris, located north of the pipeline route between the ESOS and the proposed additional AST storage.

TABLE 3-5
IRP Site Summary

IRP Site Name	Location and Distance	Summary
IRP site 13	Segment 3 in Nellis AFB Area I, ≤ 0.25 mile west from pipeline route.	This is a surface dump area used for disposal of nonhazardous demolition debris in the 1960s. This site is about 0.5 mile in length and is located west of the pipeline route along Hollywood Boulevard, south of the guard gate.
IRP Site 25	Segment 1 in Nellis AFB Area I, ≤ 0.25 mile southeast from pipeline route.	This is a liquid disposal area located north of Building 830, east of the location where the pipeline route enters Nellis AFB Area I. Waste POL was on the surface at this area in the 1960s. This site appears to be located within the boundary of SS-46.
IRP Site 26	Segment 3 in Nellis AFB Area I, ≤ 0.25 mile west from pipeline route.	This is a possible washdown area for one or more aircraft returning from a fallout sampling mission in the early 1960s. The radionuclides to which the aircraft were exposed have relatively short half-lives compared to the time elapsed since site use.
IRP Sites 29 and SS-30	Segment 2 in Nellis AFB Area I, ≤ 0.25 mile southeast from pipeline route.	These are fuel spill locations that are about 0.25 mile southeast of Segment 2 of the pipeline route at their closest. They are located within the boundary of Site SS-46, and are adjacent to Site SS-28.
IRP Site LF-33	Segment 3 in Nellis AFB Area I, adjacent to or along pipeline route.	This is a surface dump area used for disposal of nonhazardous demolition and construction debris in the 1960s to the early 1980s. This site is located along the perimeter road (Ellsworth Avenue), north of the runways.
SS-46	Segment 2 and Segment 3 in Nellis AFB Area I, along and east of pipeline route.	<p>This is an area of BTEX and solvent impacts to groundwater near the engine test cell area. MTBE and TCE impacts to groundwater are present beneath portions of Segment 2 of the pipeline route. The depth to groundwater in this vicinity is approximately 40 feet bgs, and groundwater flow is to the east-southeast.</p> <p>This site is located along the perimeter road (Ellsworth Avenue), west of the runways and extends east to abut SS-28. SS-44 is located east of and adjacent to Segment 2, and within 0.25 mile south of Segment 3.</p>
ST-44	Segment 4 , ≥ 0.25 mile west from pipeline route.	<p>This site includes an area of fuel impact to groundwater near the flight line, Bldg. 270, and runways. ST-44 is undergoing active monitoring and remediation. The depth to groundwater in this vicinity is approximately 40 feet bgs, and groundwater flow is to the southeast.</p> <p>The eastern (downgradient) boundary of ST-44 is located along the perimeter road parallel to the runway revetments. The southeast boundary of this site is within approximately 0.25 mile of the ESOS and Segment 4 of the pipeline route.</p>

3.4 Facility Disclosure Factors

The following sections describe the findings for disclosure factors including:

- Asbestos-containing materials
- Lead-based paint
- Polychlorinated biphenyls

- Radon
- Medical and biohazardous waste
- Explosive ordnance

These factors do not affect the property categorization shown in Tables 1-2 and 1-3.

3.4.1 Asbestos-containing Materials

No ACM was observed during the walk-through. There are no buildings on the pipeline route. ACM consisting of asbestos-reinforced cement pipe were identified and removed from adjacent properties for proper disposal from construction debris at the surface east of the LOLA. This cleanup was completed following acquisition of BLM lands referred to as the LOLA parcel by the USAF in 1999. Pipeline route Segments 3, 4, and 5 cross the LOLA parcel.

3.4.2 Lead-based Paint

No buildings are present on the pipeline route. No indication of lead-based paint or paint pigments on the land surface was observed during the pipeline route inspection.

3.4.3 Polychlorinated Biphenyls

Transformers, PCB-contaminated equipment, and other PCB-contaminated items were not observed during visual inspection at the pipeline route. Nellis AFB EM maintains records of PCB testing data for transformers conducted since 1985. Transformers that tested positive for PCBs were removed and replaced.

3.4.4 Radon

Radon is a naturally occurring, colorless and odorless radioactive gas that is produced by radioactive decay of naturally occurring uranium. Atmospheric radon is naturally diluted to insignificant concentrations. Radon that is present in soil, however, can enter a building through small spaces and openings, and accumulate in enclosed areas, such as basements.

Radon surveys have not been performed for the pipeline route, where there are no structures. EPA has determined an overall low (<2 picocuries per liter [pCi/L]) radon potential exists overall for Clark County, Nevada. EPA has recommended 4 pCi/L as an action level for radon abatement. Based on the countywide determination of risk, and the lack of structures along the pipeline route, the radon concern is considered negligible.

3.4.5 Medical/Biohazardous Waste

The base hospital is located southwest of the pipeline route in Area III, approximately 0.25 mile from the start of the pipeline route. Formerly, the hospital was located in Building 625, which currently houses EM offices, and is more than 0.25 mile south of the pipeline route. No medical waste was observed during the inspection of the pipeline route.

3.4.6 Explosive Ordnance

No explosive types of ordnance (e.g., bombs, weapons, bullets, shells, etc.) are currently stored at the pipeline route. No evidence of ordnance was observed on the ground surface during the pipeline route inspection.

SECTION 4

Findings—Adjacent Properties

This section presents the findings of the evaluation of properties situated adjacent to the pipeline route. For this EBS, properties located within 0.25 mile of the pipeline route are considered adjacent. This area includes properties within Nellis AFB and properties outside the boundaries of Nellis AFB.

An electronic database search was utilized to perform a records search of all reasonably ascertainable environmental databases. For this database search, a search radius of 1 mile around the pipeline route was used to capture sites located in the general area of Nellis AFB and the pipeline route. A copy of the database search report is provided in Appendix F.

The assessment of adjacent properties focuses on those sites that are considered to have the greatest potential to impact the pipeline route property. These sites include those located adjacent to the pipeline route boundaries and sites that have documented releases to the groundwater.

Summaries of the findings for adjacent properties are provided in the sections below. Section 4.1 describes adjacent properties within Nellis AFB, and Section 4.2 describes adjacent properties situated outside Nellis AFB.

4.1 Adjacent Properties Within Nellis AFB

This section describes adjacent property areas with potential concerns that are located at Nellis AFB. The discussion focuses on areas within 0.25 mile of the pipeline route, except for groundwater issues that are discussed for a larger radius.

Descriptions of known storage and release areas within Nellis AFB are discussed below.

Hazardous Waste Storage Areas. Hazardous waste generation and collection sites are located within approximately 0.25 mile of the pipeline route. The locations of these sites are shown in Figure 4-1, and they are summarized in Table 3-4. The RCRA 90-day accumulation facility is located about 500 feet east of the pipeline route in Segment 2. That facility has four 5,000-gallon USTs for waste and recycled JP-8 and waste hydraulic fluid, and an AST containing used antifreeze coolant. (Refer to photos 10 and 11, Appendix C, Photo Log).

Aboveground Storage Tanks. Figure 4-1 shows the locations of registered ASTs on areas of Nellis AFB adjacent to the pipeline route. ASTs observed during the VSI are summarized in Table 3-2. The following information was collected about ASTs along the pipeline route:

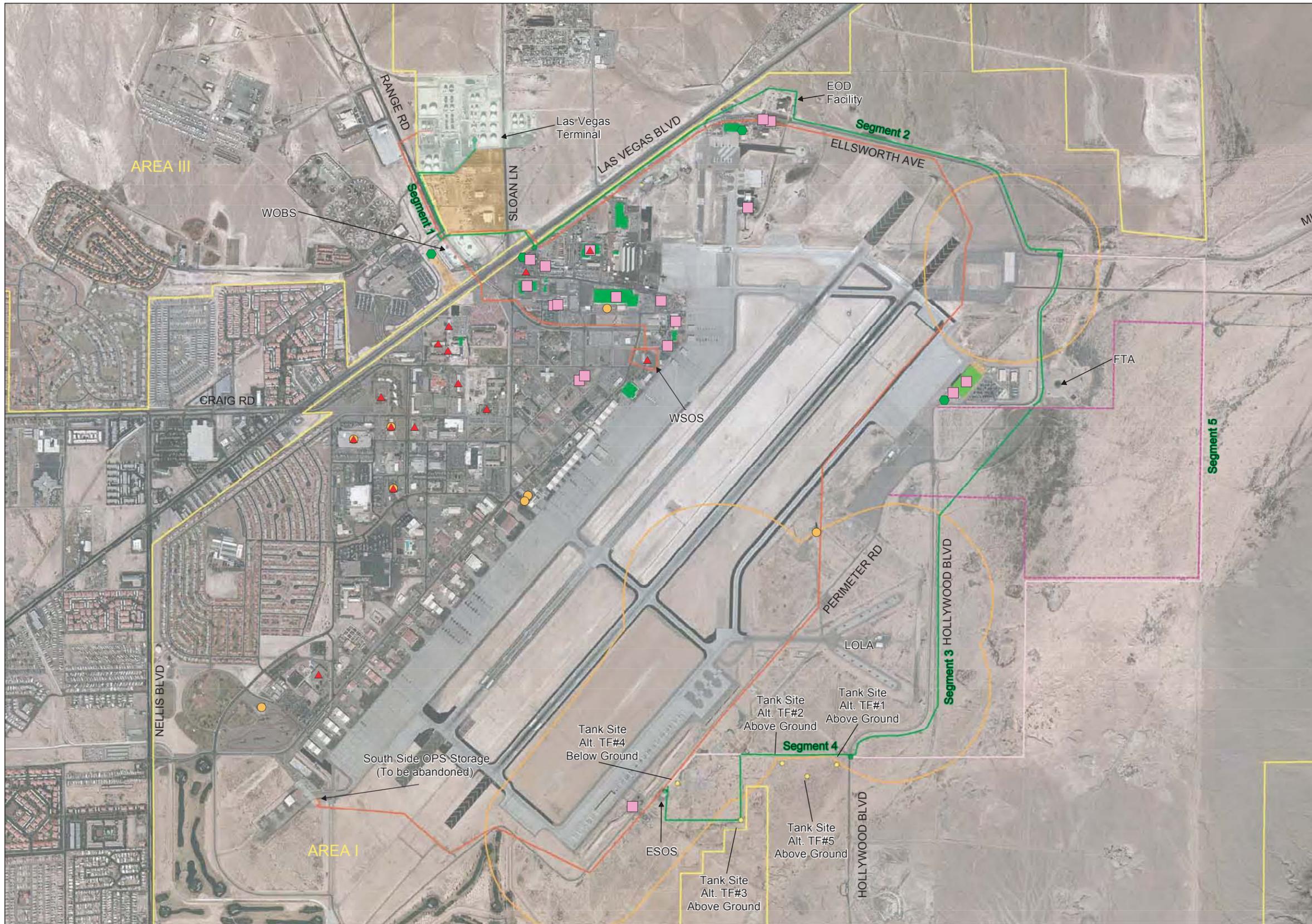
- Day tanks for generators at Nellis AFB are double-walled ASTs.
- OWSs have small collection tanks that are emptied on a frequent basis (typically weekly), so waste oil ASTs are of small (50-gallon or less) capacity and closely maintained.

- Pipeline route Segment 1:
 - There are more than 32 large-volume ASTs at the fuel storage facilities located north of Nellis AFB between Range Road and Sloan Lane.
 - There are four 25,000-gallon ASTs located in Nellis AFB Area III, within IRP Site ST-27.
- Pipeline route Segment 2:
 - A used antifreeze AST is visible at the RCRA accumulation site east of the pipeline route.
 - ASTs visible at the helicopter rescue squadron located northwest of the Nellis AFB runways (about 1,000 feet south of the pipeline route) are used to store fire fighting water.
 - There appeared to be a backup generator with an AST of approximately 250-gallon capacity located near well No. 5, within several hundred feet north of the pipeline route.
- Pipeline route Segment 3:
 - ASTs visible at the DOE RSL facility (background of photo 16) are used to store water.
 - A 3,000-gallon gasoline and a 550-gallon diesel AST are also present at the DOE RSL facility.
- Pipeline route Segment 4:
 - Four 25,000-gallon JP-8 ASTs are located at the ESOS, the eastern terminus of the proposed pipeline route.

Information on other tanks (i.e., those tanks used to store nonhazardous and non-POL materials) was obtained from interviews after the VSI.

Underground Storage Tanks. Figure 4-1 shows the locations of USTs at properties adjacent to the pipeline route. Table 3-3 summarizes information about USTs located within 0.25 mile of the pipeline route.

Oil/Water Separators. Figure 4-1 shows the locations of USTs at properties adjacent to the pipeline route. Table 4-1 summarizes OWS information for properties adjacent to the pipeline route.



- EOD** Explosive Ordnance Disposal
- ESOS** East Side Operational Storage
- FTA** Fire Training Area
- LOLA** Live Ordnance Loading Area
- WOBS** West Side Operational Bulk Storage
- WSOS** West Side Operational Storage

- Legend**
- | | | | | |
|-------------------------|--------------------------|----------|------------------------------------|--------------------------|
| Alternative | RCRA | AST Area | State Hazardous Waste Records List | Ordnance Safety Zones |
| Preferred Alternative A | Waste Generator | UST Area | OWS | LOLA Planning Overlay |
| Alternative B | 90 Day Accumulation Site | | UST | Nellis AFB Property Line |
| Pipeline Segment Limit | | | Universal Waste Collection Center | Existing 6 inch Pipeline |
| | | | Storage Tank Location Alternatives | |



Kinder Morgan Pipeline Route
AST, UST, OWS,
and Waste Site Locations
Figure 4-1



TABLE 4-1
Oil/Water Separators Adjacent to Pipeline Route

Pipeline Route Segment	Owner	Tank Status and Description
1	Nellis AFB Area III Site ST-27	Currently in use: OWS, aboveground, unknown capacity, incorporated in ST-27 groundwater remediation system, about 500 feet south of pipeline route.
2	Auto Hobby Shop, Building 840, Nellis AFB Area I	Currently in use: 550-gallon capacity OWS, aboveground (note: located within boundary of ST-27, about 300 feet southeast of pipeline route)
	Helicopter Rescue Squadron (Building 61672 vicinity, northwest of the runways)	Currently in use: 5,000-gallon capacity OWS (note: located within boundary of SS-46, about 1,000 feet south of pipeline route)
3	DOE RSL (West side of RSL) (West side of RSL)	Currently in use: 550-gallon capacity OWS 550-gallon capacity OWS (note: located about 1,000 feet from pipeline route)

IRP Sites and Investigation Areas. Twelve IRP sites are located within approximately 0.25 mile of the pipeline route. The locations of these sites are shown in Figure 3-1, and they are summarized in Table 3-5. Two active IRP sites are adjacent to the pipeline route, ST-28 and SS-44:

- SS-28, which is located near Building 941. The downgradient (east) boundary of SS-28 is approximately 0.25 mile from the intersection of pipeline route Segments 2 and 3. Product (JP-4) and groundwater recovery began in 1994 and are ongoing for remediation of BTEX and free product. Treated discharge from SS-28 is added to discharge from ST-27. Releases at ST-28 include JP-4 spills on the flight line jet fuel truck stands and AST and UST systems between 1954 and 1999. There were three 50,000-gallon JP ASTs located west of Building 941. Four former waste oil and fuel USTs located near Building 941 were removed in 1994. Twelve USTs east of Building 941 that formerly contained automotive gasoline, aviation fuel (avgas), diesel fuel, and heating oil were removed from this site in 1999. Three 50,000-gallon JP-8 USTs are still present at this site. The former and present USTs and ASTs are located at the eastern portion of Site SS-28, roughly 0.5 mile from the closest portion of the pipeline route.
- ST-44, which is located in the southern portion of Nellis AFB. The southeast corner of ST-44 is approximately 0.25 mile from the western portion of Segment 4 of the pipeline route, near the ESOS. Releases here occurred from three gasoline, diesel, and jet fuel USTs that were located near an aircraft inspection hangar, Building 270. The release was discovered when the USTs were removed in 1989. Groundwater at ST-44 is impacted by benzene and chlorinated solvent, including perchloroethylene (PCE) and TCE. Groundwater remediation by hydrogen peroxide injection is ongoing.

Solid Waste Disposal Sites. Photos 3 and 4 show surface debris at properties adjacent to the pipeline route Segment 4. Photos 5, 6, 7, and 8 show similar debris adjacent to Segments 3 and 5. Nellis AFB conducted cleanup actions at the LOLA along Segments 3, 4, and 5. That parcel was acquired by Nellis AFB in 1999 to increase the buffer zone (quantity-distance arc setback) from aircraft loading and fueling operations. Nellis AFB removed ACM debris and a surface oil spill from portions of the LOLA parcel, and these photos may illustrate nonhazardous debris in the same vicinities. Aerial photo review identified an area of disturbed ground in 1984–1988 at the eastern portion of Segment 2 (see aerial photos, Appendix D, and photo 14, Appendix C). The area seen in the photographs may correspond to IRP Site 33.

4.2 Adjacent Properties Outside Nellis AFB

Offsite adjacent properties (i.e., areas located outside Nellis AFB boundaries) were evaluated through a review of government agency records. CH2M HILL utilized an electronic database search to perform a records search of all reasonably ascertainable regulatory agency environmental databases located within 1 mile of the pipeline route. The purpose of the database search was to obtain and review records that would help identify recognized environmental conditions in the vicinity of the pipeline route. A copy of the database search report is located in Appendix F.

All sites identified by the database search were evaluated to determine their potential impact to the pipeline route. Sites determined to have low potential to impact the pipeline route were eliminated from further consideration based on the following criteria:

- Location greater than 1 mile from the pipeline route
- Closure status received from the lead regulatory agency
- No impact to groundwater

The following is a summary of findings for adjacent properties located outside Nellis AFB:

- In all, there are approximately 30 large current petroleum ASTs, 7 current and 11 former USTs, and related local piping at terminals and storage and distribution facilities on Range Road and Sloan Lane north of Las Vegas Boulevard, within 0.25 mile of Segment 1 of the pipeline route.
- The EDR report identified nine releases of petroleum products (gasoline and diesel) to soil at the Las Vegas Fuel Terminal, Fredrickson Tank Lines, and the Rebel Oil Fuel Distribution Terminal between 1992 and 2002, and eight of these were confirmed and reported closed by the NDEP records.
- The EDR search identified one leaking underground storage tank (LUST) site, 7-Eleven Store #18918, located at 4395 N. Las Vegas Boulevard. This was identified as a clean closure in 2002 of a gasoline release to soil in 2000. Three 10,000-gallon gasoline USTs were registered at this site.

Hazardous Waste Storage Areas. Hazardous waste generation and collection sites are located within approximately 0.25 mile of the pipeline route. The locations of these sites are

shown in Figure 4-1, and they are summarized in Table 3-4. The following is a summary of hazardous waste storage areas for adjacent properties located outside Nellis AFB:

- Equilon Las Vegas Sales Terminal is listed as a Resource Conservation and Recovery Information Systems (RCRIS) Small Quantity Generator (SQG), with no violations noted. This property is located at 5049 N. Sloan Road, and is within 0.25 mile of the portions of Segment 1 of the pipeline route that are outside Nellis AFB Area III.
- Three properties on Las Vegas Boulevard near the intersection with Range Road and Sloan Lane, within 0.25 mile of Segment 1 and Segment 2 of the pipeline route, are listed as RCRIS SQGs. These are Drive-a-Junk and Immersion Dry Cleaners, located at 4465 and 4350 North Las Vegas Boulevard respectively; and Ross Aviation, located at 4600 North Hollywood Boulevard, Building 2211, Nellis AFB. No violations were found at these facilities based on the records in the EDR search.

Aboveground Storage Tanks. Figure 4-1 shows the locations of registered ASTs in areas of Nellis AFB adjacent to the pipeline route. ASTs observed during the VSI are summarized in Table 3-2. The following information was collected about ASTs along the pipeline route:

- In all, there are approximately 30 large current petroleum ASTs, 7 current and 11 former USTs, and related local piping at terminals and storage and distribution facilities on Range Road and Sloan Lane north of Las Vegas Boulevard, within 0.25 mile of Segment 1 of the pipeline route.
- The EDR report identified nine releases of petroleum products (gasoline and diesel) to soil at the Las Vegas Fuel Terminal, Fredrickson Tank Lines, and the Rebel Oil Fuel Distribution Terminal between 1992 and 2002; and eight of these were confirmed and reported closed by the NDEP records.

Underground Storage Tanks. Figure 4-1 shows the locations of USTs at properties adjacent to the pipeline route. Table 3-3 summarizes information about USTs located within 0.25 mile of the pipeline route. The following is a summary of UST information for adjacent properties located outside Nellis AFB:

- There are 7 current and 11 former USTs, and related local piping at terminals and storage and distribution facilities on Range Road and Sloan Lane north of Las Vegas Boulevard, within 0.25 mile of Segment 1 of the pipeline route.
- The EDR search identified one LUST site, 7-Eleven Store #18918, located at 4395 N. Las Vegas Boulevard. This was identified as a clean closure in 2002 of a gasoline release to soil in 2000. Three 10,000-gallon gasoline USTs were registered at this site.

Oil/Water Separators. OWSs were not observed at adjacent properties outside Nellis AFB. Due to the extent of offsite petroleum storage, OWSs are expected to be present in the offbase AST and UST storage areas near Segment 1 of the pipeline route.

Surrounding Land Use. Most of the pipeline route is inside Nellis AFB. The adjacent properties southeast of Nellis AFB are undeveloped. Residential development is present south and southwest of Nellis AFB. Areas to the west and northwest of Nellis AFB have industrial and commercial land use, with commercial development along Las Vegas Boulevard and Nellis Boulevard, and extensive industrial development at the Cal-Nev

pipeline bulk terminals to the northwest of Nellis AFB. Commercial development to the north of Nellis AFB includes the Las Vegas Motor Speedway.

SECTION 5

Findings and Conclusions

This section consolidates the findings presented in Sections 3 and 4, and provides a summary of the environmental conditions at each facility located at or adjacent to the pipeline route.

5.1 Environmental Condition Findings

Table 1-2 summarizes the property categorization analysis related to each facility and area located at the pipeline route. A specific property category has been applied to each segment of the pipeline route, based on the environmental factors associated with that segment of the pipeline. Although not affecting property categorization, the disclosure factors are also listed in Table 1-2.

5.1.1 Property Categorization Findings

Features at the five segments of the pipeline route have been categorized into one of seven categories as described previously based on the findings of this EBS. No segments were classified as Category 2, 3, or 7. Table 1-2 lists the factors considered in categorization of all segments of the pipeline route, and Table 1-3 lists the assigned property categories. Figure 1-1 and Table 1-1 show the pipeline route segments. A summary of the property categories for features at the pipeline route is provided below.

5.1.1.1 Category 1 Property

This category consists of property where no release or disposal of hazardous or petroleum substances has occurred. Based on the methodology described in Section 2 of this EBS, portions of pipeline route Segment 1 and 2 were assigned Category 1 (see discussion under Category 5 and 6).

5.1.1.2 Category 2 Property

This category consists of property where only release or disposal of petroleum substances has occurred. No portions of the pipeline route property were assigned Category 2.

5.1.1.3 Category 3 Property

This category consists of property where release, disposal, and/or migration of hazardous substances have occurred, but at concentrations that do not require removal or remedial response. No portions of the pipeline route property were assigned Category 3.

5.1.1.4 Category 4 Property

The following areas, where release, disposal, and/or migration of hazardous substances have occurred, and all removal or remedial actions have been taken, are considered Category 4:

- Pipeline route Segment 3, 9,500 feet in length, which runs south from Ellsworth Avenue beside Hollywood Boulevard and Perimeter Road, east of the Nellis AFB runways.

Pipeline route Segment 4, about 4,410 feet in length, which runs east-west to the end of the pipeline route at the ESOS AST area. Segment 4 will include a new area of additional AST storage east of the ESOS.

Pipeline route Segment 5 is the Alternative B route that extends further east of the runway area before turning back to reconnect with Segment 4. Segment 5 is about 15,400 feet in length. The Alternative A route consists of Segments 1 through 4. Category 4 is assigned due to past cleanup actions at the LOLA along Segments 3, 4, and 5. That parcel was acquired by Nellis AFB in 1999 to increase the buffer zone (quantity-distance arc setback) from aircraft loading and fueling operations. Nellis AFB removed ACM debris and a surface oil spill from portions of the LOLA parcel.

5.1.1.5 Category 5 Property

The following areas, where release, disposal, and/or migration of hazardous substances have occurred, but all removal or remedial actions are underway but not yet completed, are considered Category 5:

- Pipeline route Segment 1, the westernmost segment, located west and north of Las Vegas Boulevard. Segment 1 is about 4,410 feet in length, and begins at the Calnev storage area located north of Area III on Sloan Lane. Segment 1 then crosses the Nellis AFB Area III petroleum storage and IRP Site ST-27 before turning southeast to cross Las Vegas Boulevard.

IRP Site ST-27 is being remediated in response to releases of JP-4, JP-8, and other petroleum products including waste oil. Because the pipeline will be constructed over the top of the IRP groundwater plume (depth to groundwater is approximately 70 feet bgs) and will not intersect the impacted groundwater or surrounding soils, this segment of the pipeline qualifies for Category 1 status.

5.1.1.6 Category 6 Property

The following areas, where release, disposal, and/or migration of hazardous substances have occurred, but remedial actions have not been implemented, are considered Category 6:

- Pipeline Route Segment 2, the northernmost segment, overlies groundwater impacts at the northwestern edge of IRP Site SS-46. Segment 2 is about 10,400 feet in length, and begins as the pipeline crosses Las Vegas Boulevard and continues northeast parallel to the Nellis AFB perimeter road (Ellsworth Avenue) and east around the north end of the runways.

IRP Site SS-46 is being investigated for groundwater contamination from TCE, BTEX, and methyl tertiary butyl ether (MTBE). Because the pipeline will be constructed over the top of the IRP groundwater plume (depth to groundwater is approximately 40 feet bgs) and will not intersect the impacted groundwater or surrounding soils, this segment of the pipeline qualifies for Category 1 status.

5.2 Adjacent Property

To assess the potential for adjacent property features to impact the pipeline route property, a records search and database search of recognized environmental conditions within 1 mile of the pipeline route were performed for this EBS. The EDR map and report are included as Appendix F. Several adjacent properties that are within 0.25 mile of the pipeline route are noteworthy. These adjacent properties include the four active IRP (ERP) sites on Nellis AFB that were described above, and the following offbase properties located within 0.25 mile of the pipeline route:

- The Equilon Las Vegas Sales Terminal is listed as an RCRIS SQG, with no violations noted. This facility is within 0.25 mile of the portions of Segment 1 of the pipeline route that are outside Nellis AFB Area III.
- In all, there are approximately 30 large current petroleum ASTs, 7 current and 11 former USTs, and related local piping at terminals and storage and distribution facilities on Range Road and Sloan Lane north of Las Vegas Boulevard, within 0.25 mile of Segment 1 of the pipeline route. Simply based on proximity to this petroleum storage, all of Segment 1 of the pipeline route will require careful utility clearance, and could encounter petroleum-impacted soil or soil vapor. The EDR report identified nine releases of petroleum products (gasoline and diesel) to soil at the Las Vegas Fuel Terminal, Fredrickson Tank Lines, and the Rebel Oil Fuel Distribution Terminal between 1992 and 2002, and eight of these were confirmed and reported closed by the NDEP records.
- Two properties on Las Vegas Boulevard near the intersection with Range Road and Sloan Lane, within 0.25 mile of Segments 1 and 2 of the pipeline route, are listed as RCRIS SQGs. These are Drive-A-Junk and Immersion Dry Cleaners, located at 4465 and 4350 North Las Vegas Boulevard, respectively. No violations were found at these facilities based on the records in the EDR search.
- Ross Aviation is listed as a RCRIS SQG, located at 4600 N. Hollywood Boulevard, within 0.25 mile of Segment 3 of the pipeline route and near the DOE RSL. No violations were found in records for this site.
- The EDR search identified one LUST site, 7-Eleven Store #18918, located at 4395 N. Las Vegas Boulevard. This was identified as a clean closure in 2002 of a gasoline release to soil in 2000. Three 10,000-gallon gasoline USTs were registered at this site.

In general, available records indicate that there is a low potential for adjacent properties to impact the property at the pipeline route at the eastern portions (Segments 3, 4, and 5). However, numerous adjacent sites were located. The adjacent areas near the Cal-Nev pipeline petroleum terminals and storage are considered to have potential to impact the pipeline route in Segments 1 and 2.

5.3 Conclusions

Based on the findings of this EBS, the pipeline route property is suitable for lease, with property Category 4 assigned to the eastern portion of the route (Segments 3, 4, and 5,

including the Alternative B route). The western portion of the pipeline route is also suitable for lease with consideration on a site-by-site basis. The western-most portion of the pipeline route, Segment 1, was assigned Category 5. The northwestern portion, Segment 2, was assigned Category 6.

Planning and attention to two aspects of pipeline construction are recommended based on EBS findings:

- Utility clearance. Figure 3-2 summarizes utilities that are immediately adjacent to or cross the pipeline route. Figure 3-2 summarizes utility information from 1991 drawings at Nellis AFB Civil Engineering and from personnel interviews. Liquid Fuels Management staff expressed concern about possible damage to the new JP-8 pipeline by planned construction of the EOD facility at the northwest corner of Nellis AFB (Segment 2 of the pipeline route). Routing the pipeline north of the planned EOD facility was suggested. The EBS did not identify concerns to rule out that suggestion.
- Potential impacted soil along the pipeline route. Segments 1 and 2 of the pipeline route overlie groundwater impacts at sites undergoing active remediation or investigation. Planning should include response to the discovery of petroleum or volatile organic compound (VOC)-impacted soil during excavation to install the pipeline.

SECTION 6

Limitations and Exceptions

This report has been prepared for the exclusive use of Calnev and the USAF for the specific purpose of evaluating the potential environmental liability associated with the proposed 8-inch JP-8 pipeline for the Nellis AFB Fuel Support Services Contract. No warranty, expressed or implied, is made. There are no beneficiaries of this report other than Calnev and the USAF, and no other person or entity is entitled to rely upon this report without the written authorization of CH2M HILL, and a written agreement limiting CH2M HILL's liability.

CH2M HILL is not responsible for any claims, damages, or liabilities associated with the interpretation of these findings or reuse of the analysis, associated site data, or recommendations without the express written authorization of CH2M HILL. Limitations of this assessment may not be altered or waived without written consent of CH2M HILL.

This is a technical report and is not a legal representation or interpretation of environmental laws, rules, regulations, or policies of local, state, or federal governmental agencies. CH2M HILL makes no representation regarding whether this investigation constitutes "all appropriate inquiry into the previous ownership and uses of this property consistent with good commercial or customary practice" as defined in Section 101(35)(B) of CERCLA.

This report is based, in part, on unverified information supplied to CH2M HILL from several sources during the project research; therefore, CH2M HILL does not guarantee its completeness or accuracy.

CH2M HILL assumes no responsibility for conditions we are not authorized to investigate or conditions not generally recognized as environmentally unacceptable when services were performed. CH2M HILL has not performed any surface or subsurface sampling and cannot, therefore, give any assurance as to the absence or presence of surface or subsurface contamination.

Any opinions or recommendations presented herein apply to site conditions existing when services were performed. CH2M HILL is unable to report on or accurately predict events that may change the site conditions after the described services are performed, whether occurring naturally or caused by external forces.

No investigation is thorough enough to exclude the presence of hazardous substances at a given site. If hazardous substances or hazardous conditions have not been identified during the assessment, such a finding should not, therefore, be construed as a guarantee of the absence of such substances or conditions, but rather as the result of the services performed within the scope and limitations of the work performed.

Certification

7.1 Certification for the JP-8 Pipeline Route at Nellis AFB, Clark County, Nevada, Environmental Baseline Survey

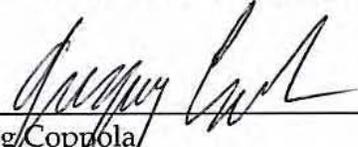
CH2M HILL has completed this EBS for the JP-8 Pipeline Route (proposed 8-inch JP-8 pipeline), Nellis Air Force Base, Nevada, on behalf of the USAF. CH2M HILL has reviewed all appropriate records made available and conducted VSIs of the selected facilities following an analysis of information during the records search. CH2M HILL has not performed any surface, subsurface, or water sampling as part of the EBS. The information contained within the EBS is based on records made available and, to the best of the CH2M HILL's knowledge, is correct and current as of August 2004.



Jay Piper
Certified Environmental Manager EM-1579
CH2M HILL

Jan 27 2005
Date

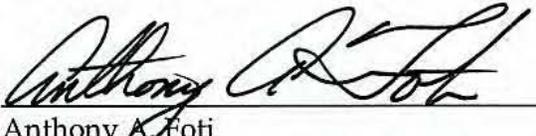
I have reviewed the preparer's methodology and report, and concur with the methodology and findings to the best of my knowledge and belief.



Greg Coppola
Project Manager
Calnev Pipeline, L.L.C., an Operating
Company of Kinder Morgan Energy Partners, L.P.

Jan 31, 2005
Date

I certify that the information contained within the EBS is based on VSIs and records made available, and, to the best of my knowledge, is true and correct.



Anthony A. Foti
Colonel, USAF (Base Civil Engineer) Commander, 99th Civil Engineering Squadron
Nellis Air Force Base, Nevada

14 Feb 2005
Date

SECTION 8

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APPENDIX A

Legal Description of the Pipeline and Subject Property

APPENDIX B

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APPENDIX B

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APPENDIX C

Photo Log

May 2004 Photo Log



PHOTO 1
View to northwest showing Segment 2 in Nellis AFB Area I [West of EOD (Explosive Ordnance Disposal) Facility].

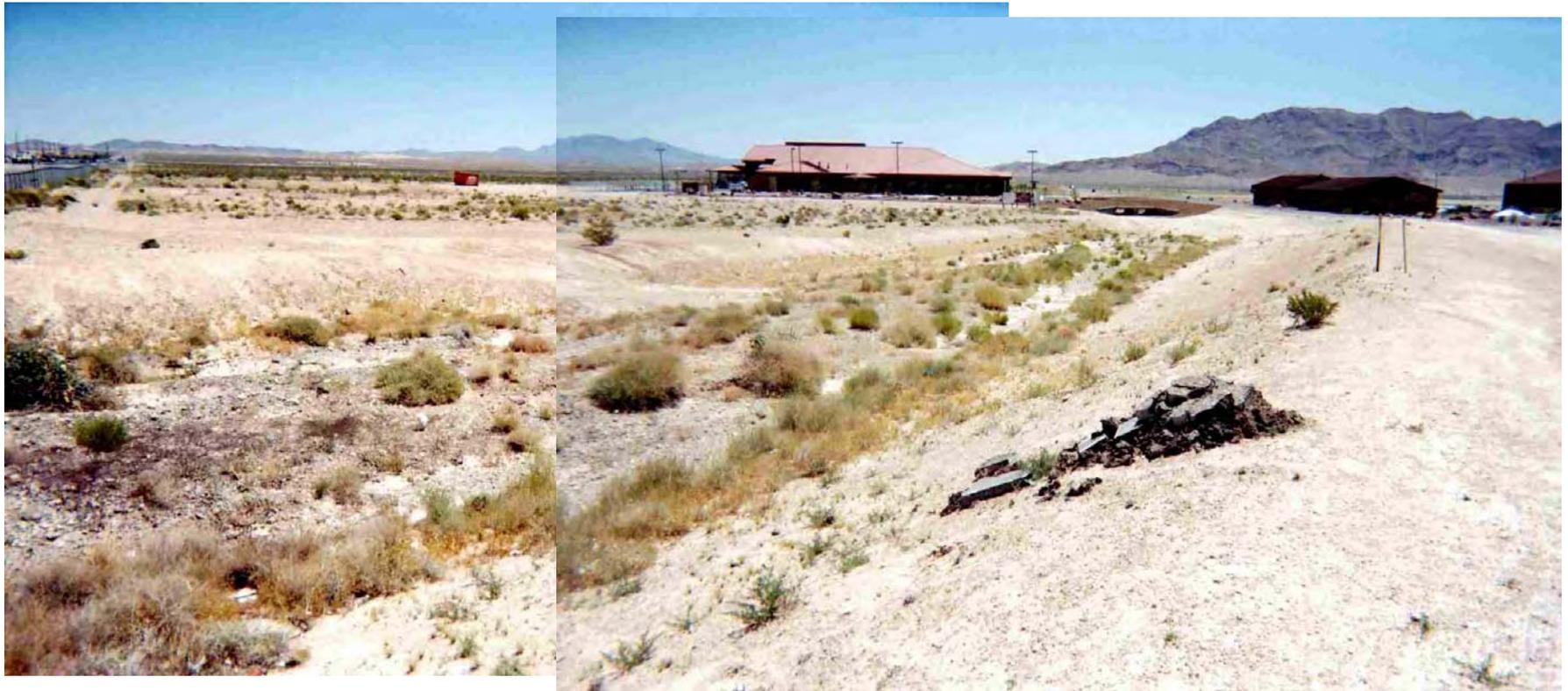


PHOTO 2

View East. EOD Facility shown in center background. Pipeline Segment 2 will run to the north (left) of EOD Facility & the drainage shown in the foreground of this photo.



PHOTO 3

View to southwest along perimeter block wall between Nellis AFB Area I and Las Vegas Blvd. Pipeline Segment 2 will cross parking area to run north of EOD Facility.



PHOTO 4
View to west showing Nellis AFB Area III and WOBS (West Side Operational Storage). Pipeline Segment 1 will cross Las Vegas Blvd. (shown in foreground) to enter Nellis AFB Area I.



PHOTO 5

View north showing Las Vegas Blvd. and Pipeline Route Segment 1 crossing from Nellis AFB Area III to Nellis AFB Area I. Kinder Morgan terminal is to the far left.



PHOTO 6
View northeast to ESOS (East Side Operational Storage), showing Segment 5 (end of pipeline).

July 2004 Photo Log



PHOTO 1
View to East showing north-south drainage located east of Hollywood Blvd. (largest "tributary" to north-south drainage). Pipeline Route Segment 3 is beyond fence.



PHOTO 2

View to north. DOE RSL Facility is in far background. Pipeline Route Segment 3 is east (right) of fence. Hollywood Blvd. shoulder is to the left.



PHOTO 3
View northeast showing utility vaults in Hollywood Blvd. at junction of Pipeline Route Segments 3, 4 and 5.



PHOTO 4
View to west showing ESOS from Tank Location 3 (preferred alternative) Pipeline Route Segment 5.



PHOTO 5

View north-northeast from Fire Training Area (FTA) showing area to the north, extending left of mock-up aircraft, that will be used to stage pipe for direct bore to southwest of FTA.



PHOTO 6

View to south-southwest from FTA showing route of direct bore to Hollywood Blvd. (Pipeline Route Segment 3). Perimeter road is to the right. ESOS control tower is in the background (to the right of center).



PHOTO 7

View north of Bldg. 2352. Pipeline Route Segment 2 runs north (beyond) the building & crosses Ellsworth Ave. to the east (right) of photo.

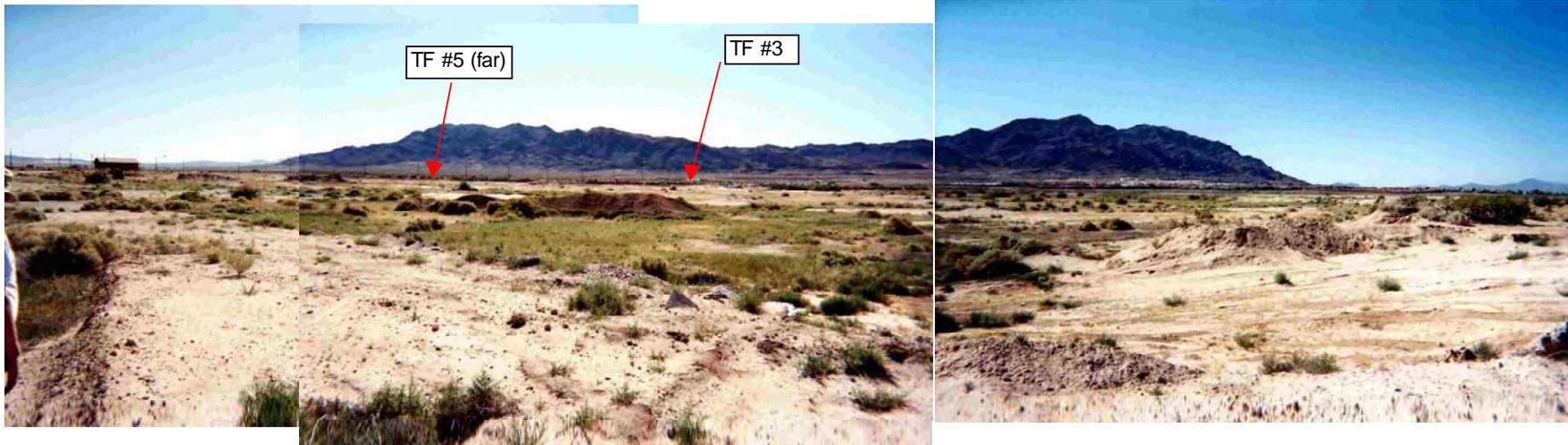


PHOTO 8
View to west-northwest of completed EOD Facility at northwest portion of Pipeline Route Segment 2.

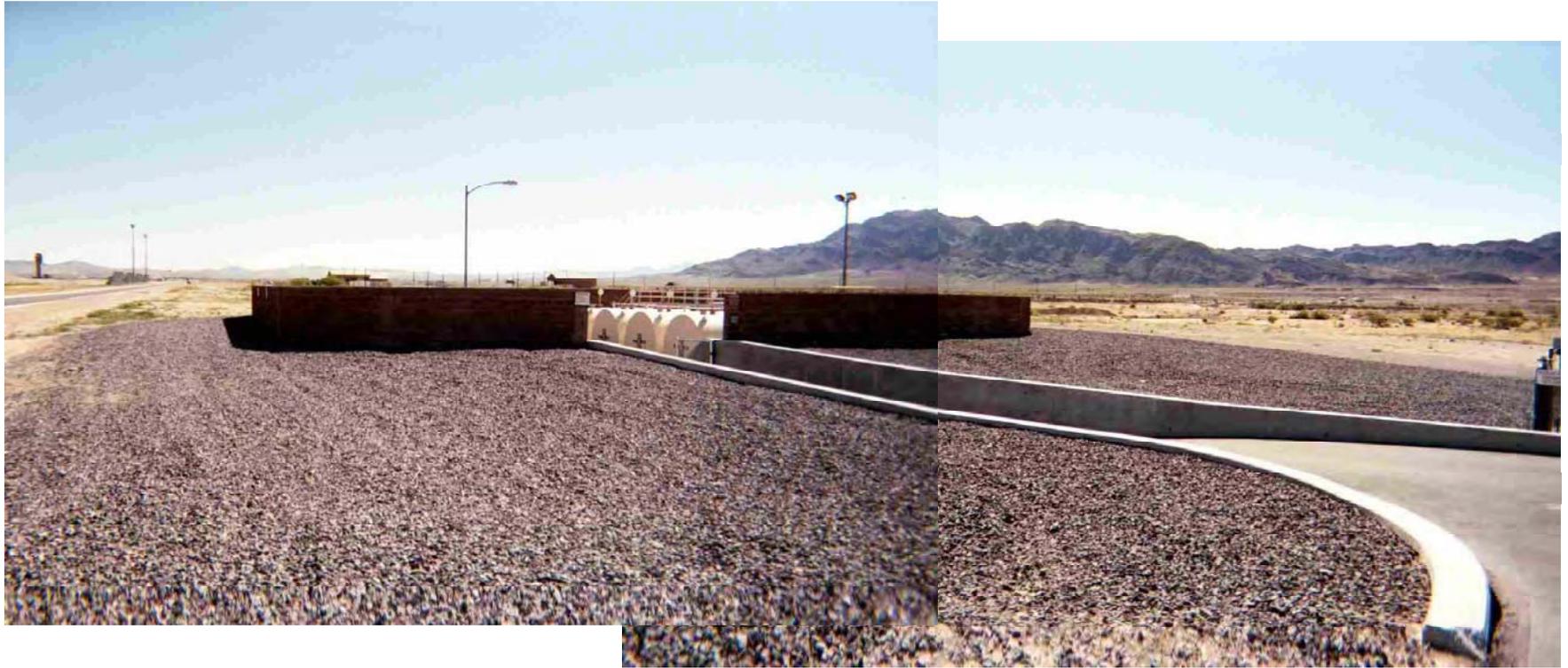
May 2004 Panoramic Photo Log



View to NW, N, NE, E of tank location alternatives and ESOS, photographed from road extending SE from ESOS.



View to NE- E - SE from ESOS of TF #5 and TF #3 locations, photos on this page are from photo location B on aerial photo

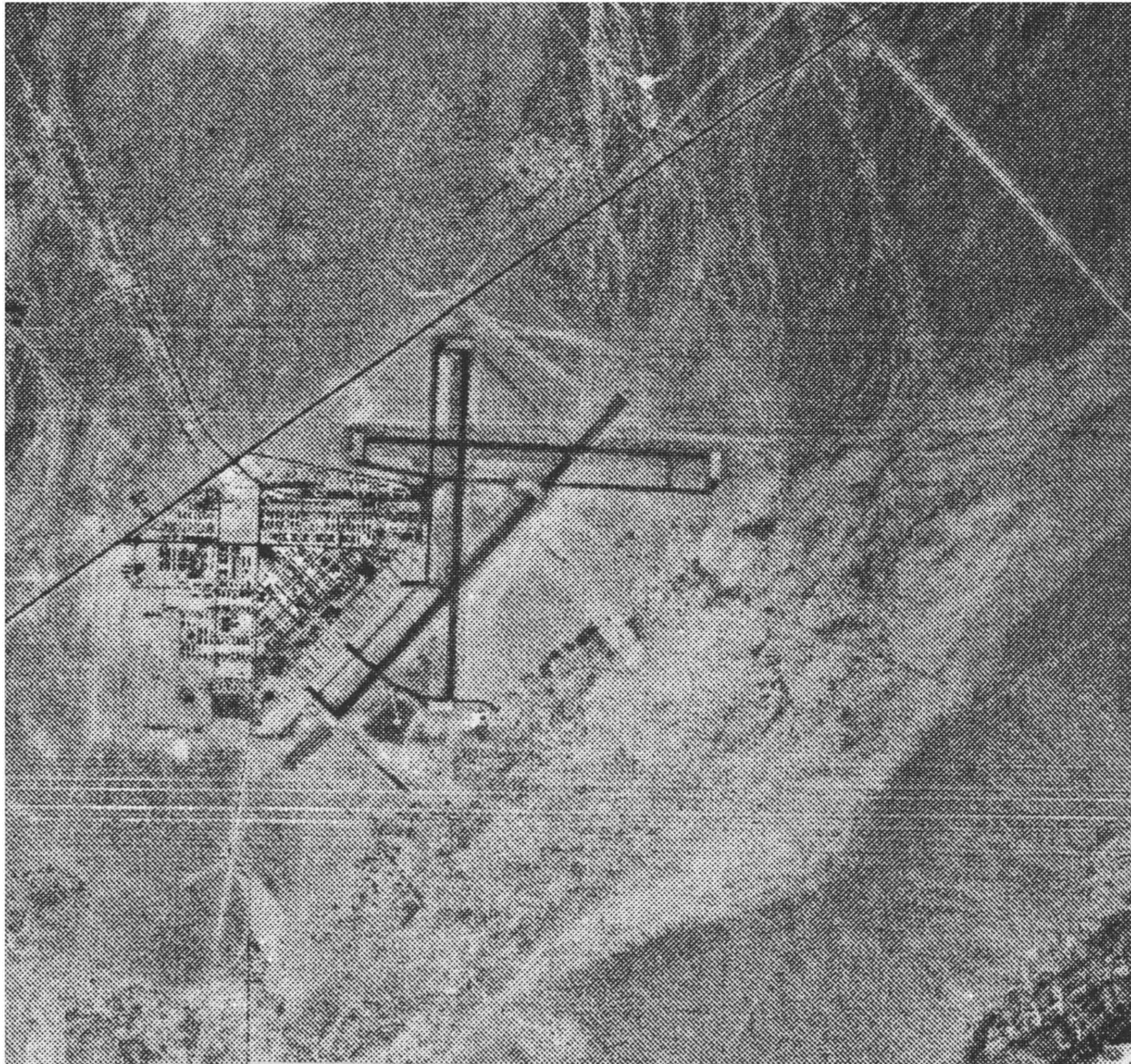


View to NE of ESOS

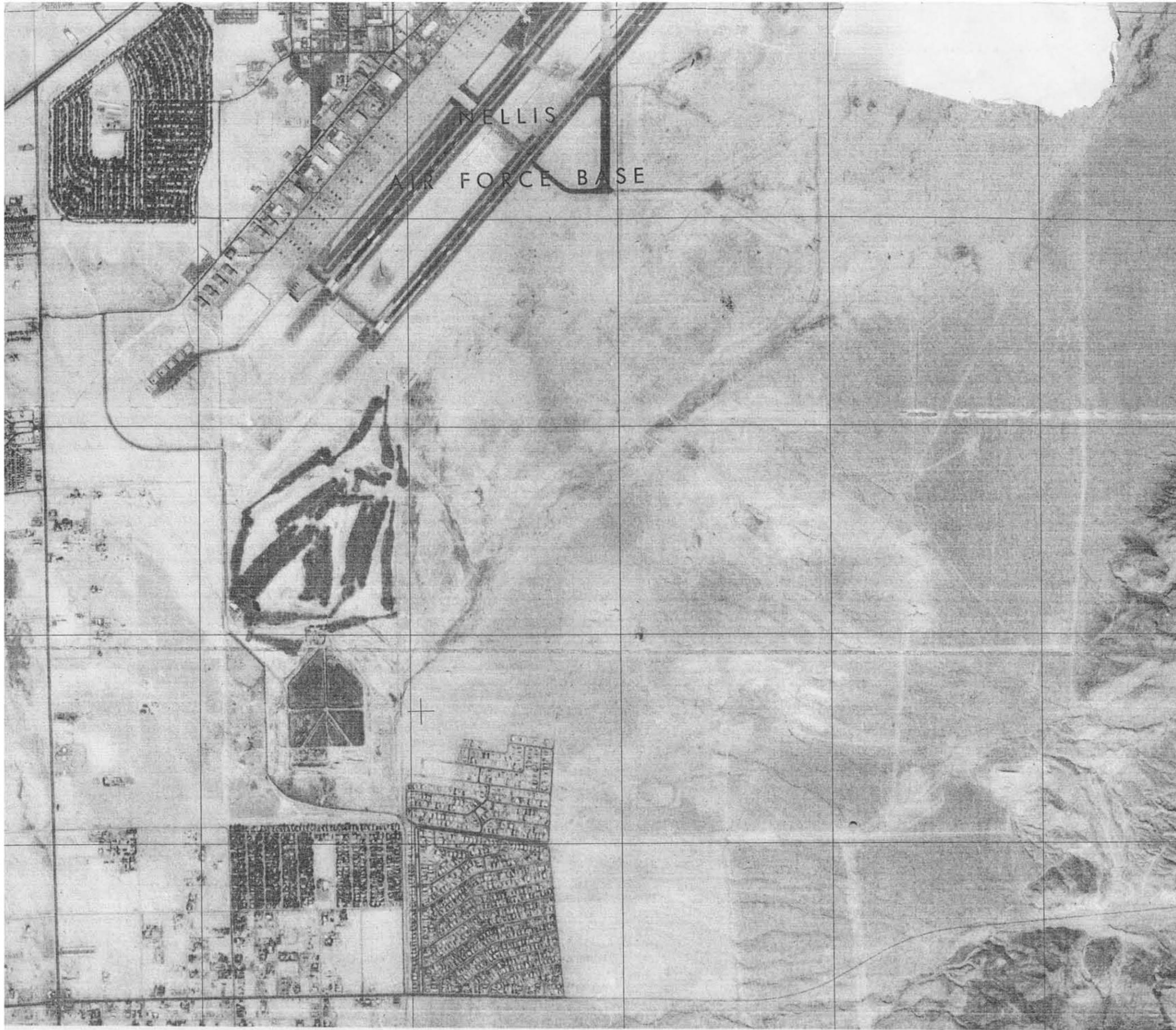
APPENDIX D (ON CD-ROM)

Historical Aerial Photographs

1950



1972



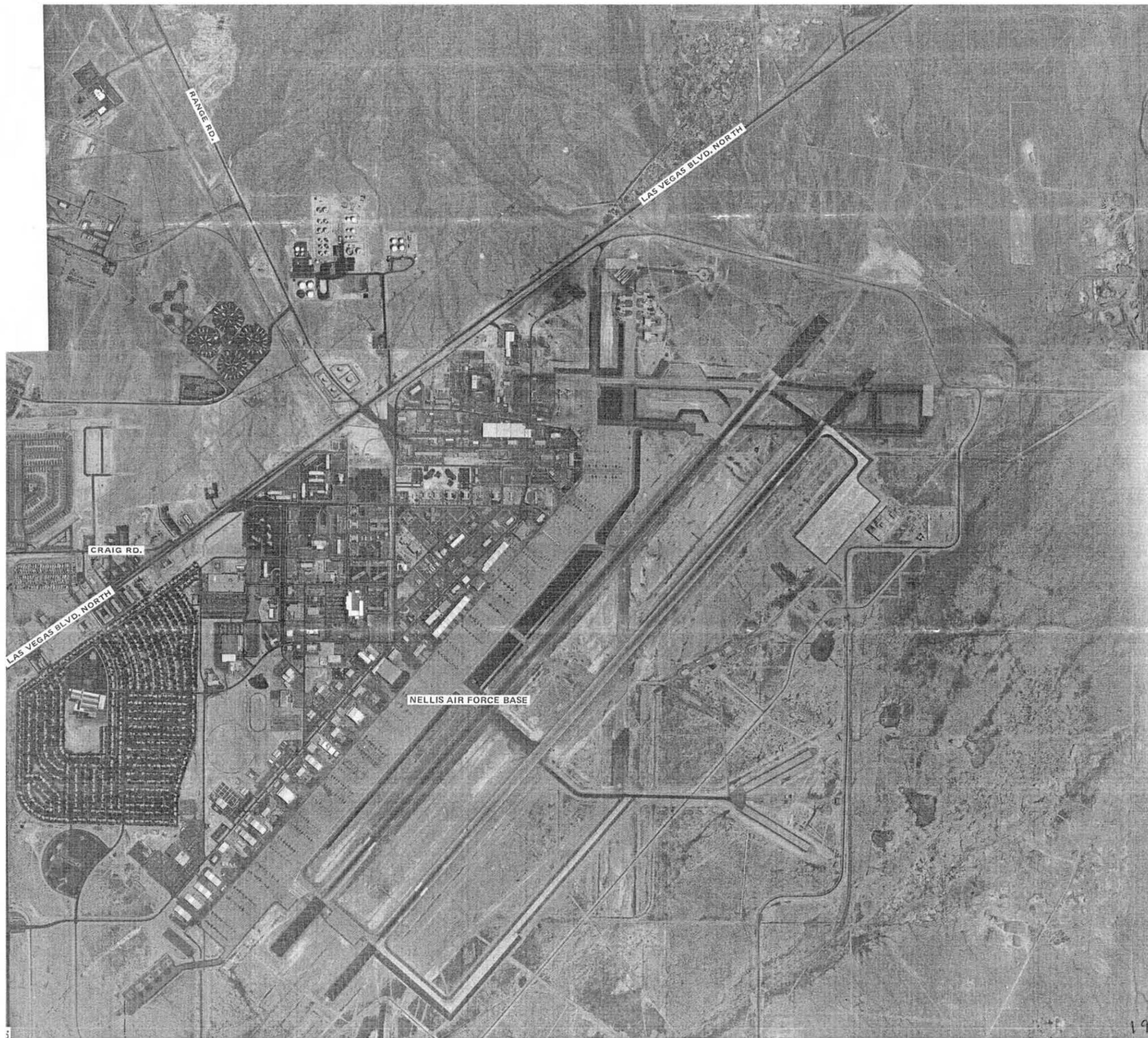
1973



1984



1988



1992



1995



APPENDIX E (ON CD-ROM)

Historical Topographic Maps



**The EDR-Historical
Topographic Map
Report**

**Nellis Pipeline
Nellis Pipeline
Las Vegas, NV 89115**

August 5, 2003

Inquiry Number: 1021924-3

***The Source
For Environmental
Risk Management
Data***

3530 Post Road
Southport, Connecticut 06490

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802

Quadrangle Relation Chart

Inquiry # 1021924-3

Adjoining

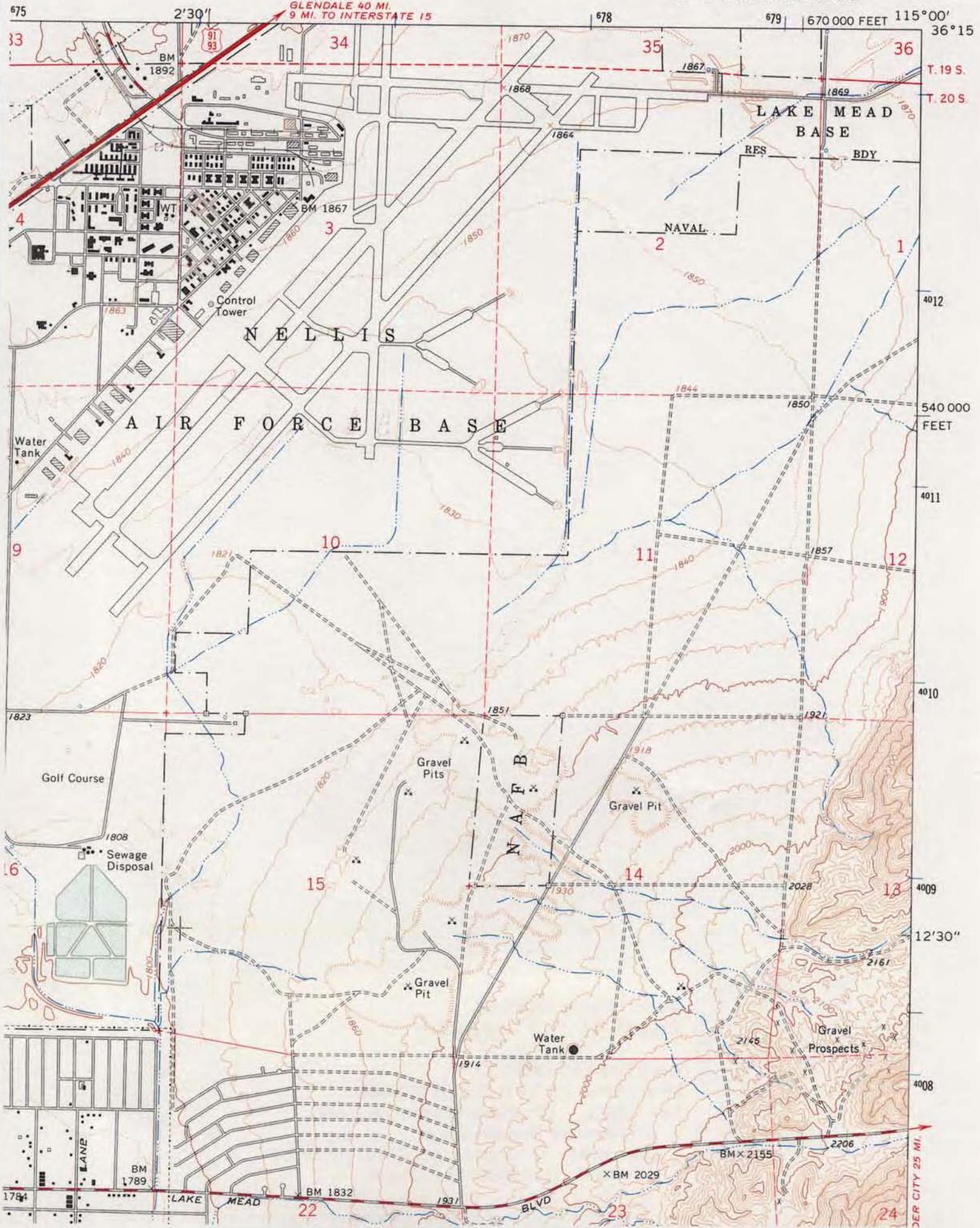
Valley, NV

Target

Las Vegas NE, NV

LAS VEGAS NE QUADRANGLE
NEVADA—CLARK CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
NE/4 LAS VEGAS 15' QUADRANGLE

IDR



675

2'30"

GLENDALE 40 MI.
9 MI. TO INTERSTATE 15

678

679

670 000 FEET

115°00'

36°15'

33

91
93

34

35

36

T. 19 S.

T. 20 S.

LAKE MEAD
BASE

RES

BDY

NAVAL

N E L L I S

A I R F O R C E B A S E

Water Tank

4012

540 000
FEET

4011

9

10

11

12

4010

1823

1851

1921

4009

1808

Gravel Pits

Gravel Pit

13

12'30"

1808

Sewage Disposal

N A F B

14

2028

4008

1784

BM 1789

LAKE MEAD

22

BM 1832

1931

BLVD

BM 2029

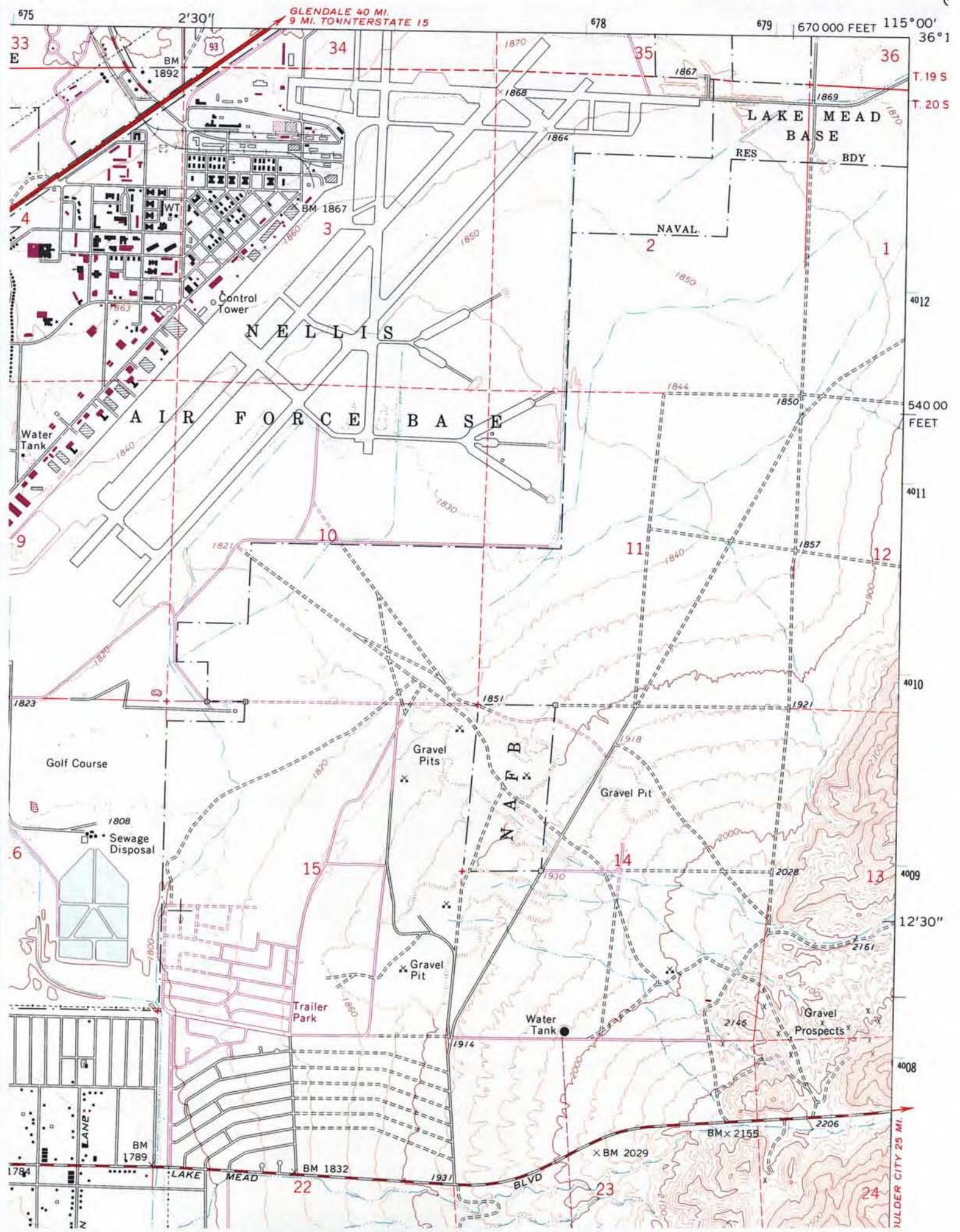
BM x 2155

2206

DER CITY 25 MI.

23

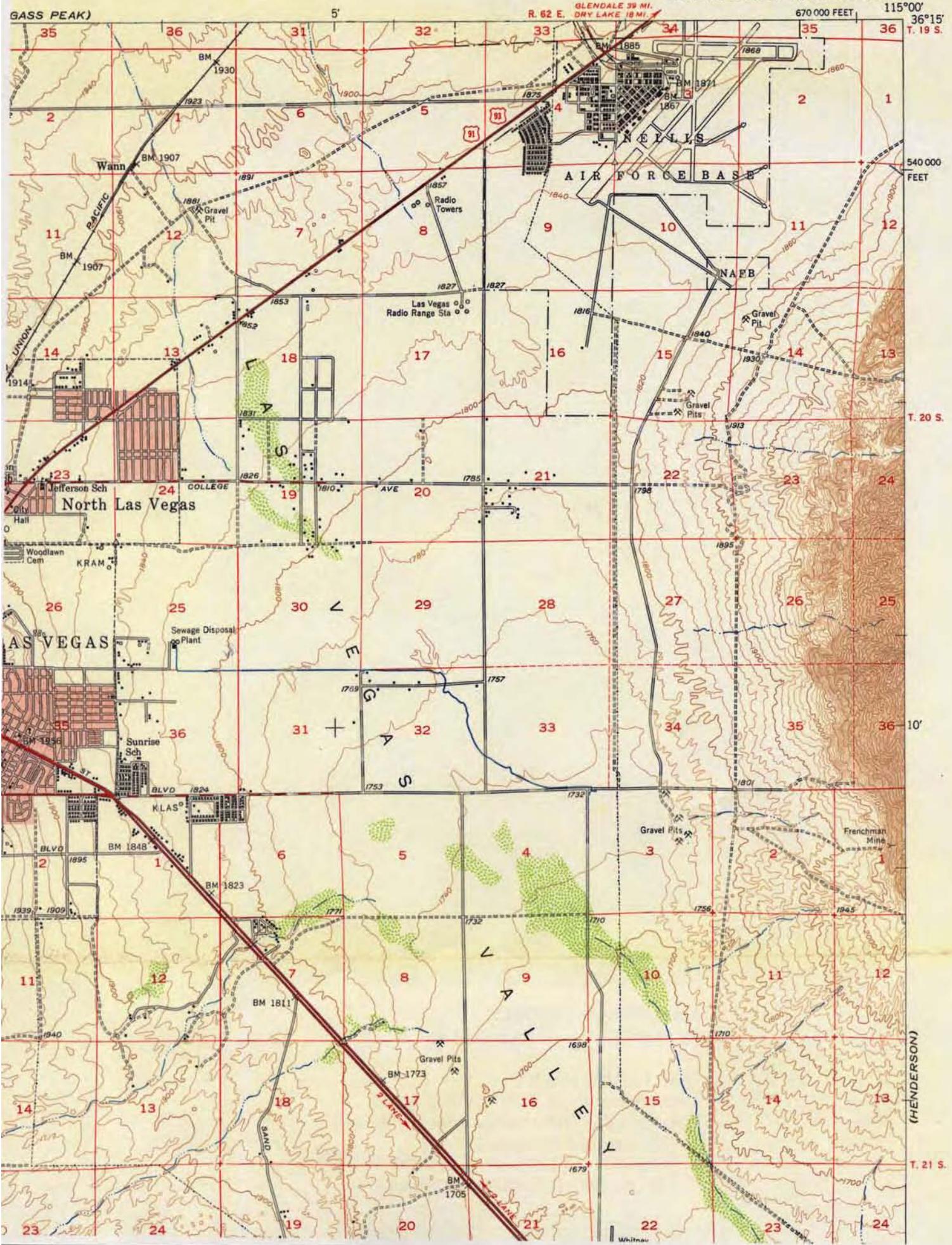
24

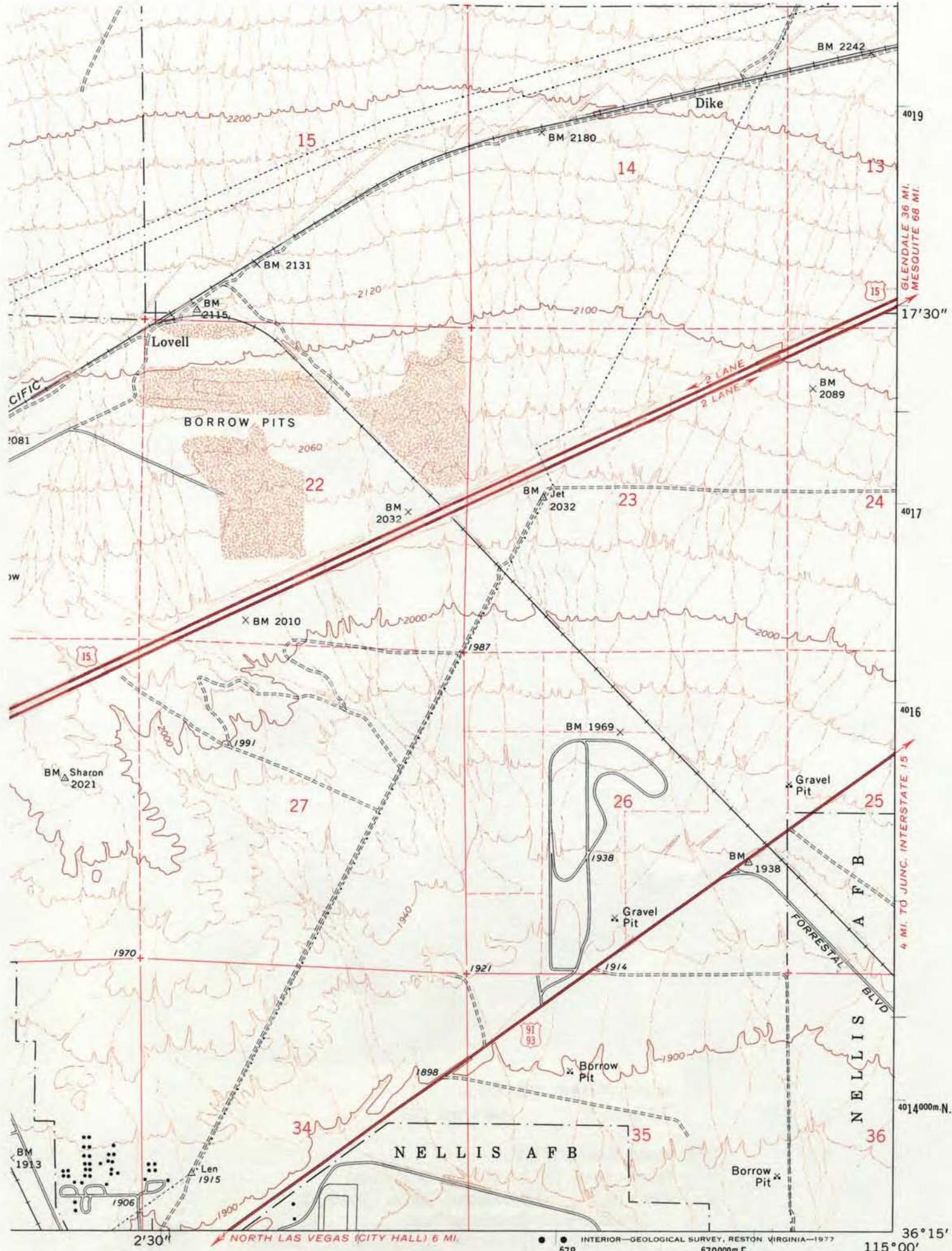


115709

LAS VEGAS QUADRANGLE
NEVADA-CLARK CO.
15 MINUTE SERIES (TOPOGRAPHIC)

(DRY LAKE)





ROAD CLASSIFICATION

Primary highway, hard surface

Light-duty road, hard or improved surface

(FRENCHMAN 3088)

Environmental Data Resources, Inc. Historical Topographic Map Report

Environmental Data Resources, Inc.'s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property, and its surrounding area, resulting from past activities. ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources*. *Reasonably ascertainable is defined as information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

To meet the prior use requirements of ASTM E 1527-00, Section 7.3.2, the following *standard historical sources* may be used: aerial photographs, city directories, fire insurance maps, topographic maps, property tax files, land title records (although these cannot be the sole historical source consulted), building department records, or zoning and use records. ASTM E 1527-00 requires *"All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful."* (ASTM E 1527-00, Section 7.3.2 page 11.)

EDR's Historical Topographic Map Report includes a search of available public and private color historical topographic map collections.

Topographic Maps

A topographic map (topo) is a color coded line-and-symbol representation of natural and selected artificial features plotted to a scale. Topos show the shape, elevation, and development of the terrain in precise detail by using contour lines and color coded symbols. Many features are shown by lines that may be straight, curved, solid, dashed, dotted, or in any combination. The colors of the lines usually indicate similar classes of information. For example, topographic contours (brown); lakes, streams, irrigation ditches, etc. (blue); land grids and important roads (red); secondary roads and trails, railroads, boundaries, etc. (black); and features that have been updated using aerial photography, but not field verified, such as disturbed land areas (e.g., gravel pits) and newly developed water bodies (purple).

For more than a century, the USGS has been creating and revising topographic maps for the entire country at a variety of scales. There are about 60,000 U.S. Geological Survey (USGS) produced topo maps covering the United States. Each map covers a specific quadrangle (quad) defined as a four-sided area bounded by latitude and longitude. Historical topographic maps are a valuable historical resource for documenting the prior use of a property and its surrounding area, and due to their frequent availability can be particularly helpful when other standard historical sources (such as city directories, fire insurance maps, or aerial photographs) are not reasonably ascertainable.

Please call EDR Nationwide Customer Service at
1-800-352-0050 (8am-8pm ET)

with questions or comments about your report.

Thank you for your business!

Disclaimer

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APPENDIX F (ON CD-ROM)

**Environmental Database Report for Adjacent
Properties, August 2003 and July 2004**



EDR™ Environmental
Data Resources Inc

EDR DataMap™ Corridor Study

**Nellis Pipeline
North Las Vegas, NV 89156**

June 22, 2004

Inquiry number 01215835.1r

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06460

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR).

TARGET PROPERTY INFORMATION

ADDRESS

NORTH LAS VEGAS, NV 89156
NORTH LAS VEGAS, NV 89156

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records within the requested search area for the following databases:

FEDERAL ASTM STANDARD

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned
CORRACTS..... Corrective Action Report
RCRIS-TSD..... Resource Conservation and Recovery Information System
RCRIS-LQG..... Resource Conservation and Recovery Information System

STATE ASTM STANDARD

SWF/LF..... Landfill List
INDIAN UST..... Underground Storage Tanks on Indian Land
VCP..... Voluntary Cleanup Program Sites
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

FEDERAL ASTM SUPPLEMENTAL

CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision
Delisted NPL..... National Priority List Deletions
HMIRS..... Hazardous Materials Information Reporting System
MLTS..... Material Licensing Tracking System
MINES..... Mines Master Index File
NPL Liens..... Federal Superfund Liens
PADS..... PCB Activity Database System
INDIAN RESERV..... Indian Reservations
FUDS..... Formerly Used Defense Sites
US BROWNFIELDS..... A Listing of Brownfields Sites
RAATS..... RCRA Administrative Action Tracking System

EXECUTIVE SUMMARY

TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
SSTS	Section 7 Tracking Systems
FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

AST..... Aboveground Storage Tank List

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas..... Former Manufactured Gas (Coal Gas) Sites

BROWNFIELDS DATABASES

US BROWNFIELDS..... A Listing of Brownfields Sites
VCP..... Voluntary Cleanup Program Sites

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

FEDERAL ASTM STANDARD

RCRIS: Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs): generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs): generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs): generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRIS-SQG list, as provided by EDR, and dated 04/13/2004 has revealed that there are 4 RCRIS-SQG sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
<i>EQUILON LAS VEGAS SALES TERMIN DRIVE A JUNK</i>	<i>5049-B NORTH SLOAN LANE 4465 N LAS VEGAS BLVD</i>	<i>2 6</i>	<i>8 13</i>
<i>IMMERSION DRY CLEANERS</i>	<i>4350 LAS VEGAS</i>	<i>7</i>	<i>14</i>
<i>ROSS AVIATION INC</i>	<i>4600 N. HOLLYWOOD, BLDG</i>	<i>10</i>	<i>18</i>

EXECUTIVE SUMMARY

ERNS: The Emergency Response Notification System records and stores information on reported releases of oil and hazardous substances. The source of this database is the U.S. EPA.

A review of the ERNS list, as provided by EDR, and dated 12/31/2003 has revealed that there is 1 ERNS site within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
4700 LAS VEGAS BLVD N.	4700 LAS VEGAS BLVD N.	5	13

STATE ASTM STANDARD

SHWS: Corrective Action Case list (Active, Non-ust Hazardous Waste and Regulated Substance. Correction Actions)

A review of the SHWS list, as provided by EDR, has revealed that there are 8 SHWS sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
NORTH HOLLYWOOD SPEEDWAY	5800 NORTH LAS VEGAS BO	1	3
LAS VEGAS FUEL TERMINAL	5049 NORTH SLOAN LANE	2	5
REBEL OIL FUEL DISTRIBUTION TE	5054 NORTH SLOAN LANE	2	8
CAL NEV PIPELINE COMPANY/TEXAC	5056 NORTH SLOAN AVENUE	2	9
FREDRICKSON TANK LINES	4915 NORTH SLOAN	3	10
NEVADA RECYCLING, INC.	5000 RANGE ROAD	4	12
SPRINT CENTRAL TELEPHONE	4243 NORTH LAS VEGAS BO	8	15
NELLIS AIR FORCE BASE	4551 DEVLIN DRIVE	9	16

LUST: Leaking UST List.

A review of the LUST list, as provided by EDR, and dated 04/09/2003 has revealed that there is 1 LUST site within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
7-ELEVEN #18198	4395 NORTH LAS VEGAS BO	7	14

UST: Registered Underground Storage Tank Facilities.

A review of the UST list, as provided by EDR, and dated 12/04/2003 has revealed that there are 7 UST sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
FORMER TEXACO SITE--LAS VEGAS	5049 N SLOAN LN	2	3
CALNEV PIPELINE CO--LAS VEGAS	5049 N SLOAN LN	2	5
RIVER CITY PETROLEUM	4915 SLOAN ROAD	3	10
CHEVRON LAS VEGAS TERMINAL #10	4950 N SLOAN LN	3	11
SILVER DOLLAR RECYCLING	5000 RANGE ROAD	4	12
7-ELEVEN #18198	4395 LAS VEGAS BLVD NOR	7	14
REMOTE SENSING LABORATORY	4600 N HOLLYWOOD BLVD	10	16

EXECUTIVE SUMMARY

FEDERAL ASTM SUPPLEMENTAL

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 04/08/2004 has revealed that there are 4 FINDS sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
<i>EQUILON LAS VEGAS SALES TERMIN</i>	<i>5049-B NORTH SLOAN LANE</i>	<i>2</i>	<i>8</i>
<i>DRIVE A JUNK</i>	<i>4465 N LAS VEGAS BLVD</i>	<i>6</i>	<i>13</i>
<i>IMMERSION DRY CLEANERS</i>	<i>4350 LAS VEGAS</i>	<i>7</i>	<i>14</i>
<i>ROSS AVIATION INC</i>	<i>4600 N. HOLLYWOOD, BLDG</i>	<i>10</i>	<i>18</i>

Federal Lands: Consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

A review of the DOD list, as provided by EDR, and dated 10/01/2003 has revealed that there is 1 DOD site within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
NELLIS AIR FORCE BASE		0	3

EXECUTIVE SUMMARY

Please refer to the end of the findings report for unmapped orphan sites due to poor or inadequate address information.

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Total Plotted</u>
<u>FEDERAL ASTM STANDARD</u>	
NPL	0
Proposed NPL	0
CERCLIS	0
CERC-NFRAP	0
CORRACTS	0
RCRIS-TSD	0
RCRIS Lg. Quan. Gen.	0
RCRIS Sm. Quan. Gen.	4
ERNS	1
<u>STATE ASTM STANDARD</u>	
State Haz. Waste	8
State Landfill	0
LUST	1
UST	7
INDIAN UST	0
VCP	0
INDIAN LUST	0
<u>FEDERAL ASTM SUPPLEMENTAL</u>	
CONSENT	0
ROD	0
Delisted NPL	0
FINDS	4
HMIRS	0
MLTS	0
MINES	0
NPL Liens	0
PADS	0
DOD	1
INDIAN RESERV	0
FUDS	0
US BROWNFIELDS	0
RAATS	0
TRIS	0
TSCA	0
SSTS	0
FTTS	0
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>	
AST	0
<u>EDR PROPRIETARY HISTORICAL DATABASES</u>	
Coal Gas	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Total Plotted</u>
<u>BROWNFIELDS DATABASES</u>	
US BROWNFIELDS	0
VCP	0

NOTES:

Sites may be listed in more than one database

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number
 EPA ID Number

Database(s)

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

DOD **NELLIS AIR FORCE BASE**
Region

DOD **CDOD038249**
N/A

CLARK (County), NV

FEDERAL LANDS:

Feature 1:	Air Force DOD
Feature 2:	Not reported
Feature 3:	Not reported
Agency:	DOD
URL:	Not reported
Name 1:	Nellis Air Force Base
Name 2:	Not reported
Name 3:	Not reported
State:	NV

1 **NORTH HOLLYWOOD SPEEDWAY**
5800 NORTH LAS VEGAS BOULEVARD
LAS VEGAS, NV

SHWS **S103877207**
N/A

SHWS:

Facility ID:	H-001201
Responsible Party Name:	Not reported
Responsible Party Address:	Not reported
Activity Event Number:	Not reported
Activity ID:	1
Type of Activity:	Confirmed Release
Date Release Reported to NDEP:	06-Dec-94
NDEP Case Officer:	BPohlmann
Location of Paper File:	NDEP: Las Vegas
Type of Media Impacted:	Soil
Type of Container:	Not reported
Substance Released:	Used Oil, gasol
Description of Contaminant:	Not reported
Date of Closure:	16-Oct-95
Regulatory Type of Closure:	Not reported
Nevada Certified Manager Conducting Clean-up:	
Name:	Not reported
Address:	Not reported
Telephone:	Not reported
Modification of the discrete activity:	
Last Date of Modification:	18-Mar-98
Last NDEP User to Modify:	KFLEMING

2 **FORMER TEXACO SITE--LAS VEGAS STORAGE TERMINAL**
5049 N SLOAN LN
LAS VEGAS, NV 89115

UST **U003380124**
N/A

UST:

Facility ID:	8-000688	Tank ID:	1
Install Date:	04/21/1962	Tank Capacity:	1000
Tank Status:	Permanently Out of Use	Tank Substance:	Used Oil
Material:		Upgrades of Material:	
Tank:	None		
Pipe:	Cathodically Protected		
Owner:	CALNEV PIPE LINE COMPANY		
Owner Address:	PO BOX 6346		

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number
 EPA ID Number

Database(s)

FORMER TEXACO SITE--LAS VEGAS STORAGE TERMINAL (Continued)

U003380124

SAN BERNARDINO, CA 92412
 Owner Phone : (909) 387-9509
 Owner Desc: Private

Facility ID: 8-000688 Tank ID: 2
 Install Date: 04/21/1973 Tank Capacity: 2000
 Tank Status: Permanently Out of Use Tank Substance: Diesel
 Material: Upgrades of Material:
 Tank: None
 Pipe: Cathodically Protected
 Owner: CALNEV PIPE LINE COMPANY
 Owner Address: PO BOX 6346

SAN BERNARDINO, CA 92412
 Owner Phone : (909) 387-9509
 Owner Desc: Private

Facility ID: 8-000688 Tank ID: 3
 Install Date: 04/21/1973 Tank Capacity: 10000
 Tank Status: Permanently Out of Use Tank Substance: Other
 Material: Upgrades of Material:
 Tank: None
 Pipe: Cathodically Protected
 Owner: CALNEV PIPE LINE COMPANY
 Owner Address: PO BOX 6346

SAN BERNARDINO, CA 92412
 Owner Phone : (909) 387-9509
 Owner Desc: Private

Facility ID: 8-000688 Tank ID: 4
 Install Date: 04/21/1980 Tank Capacity: 10000
 Tank Status: Permanently Out of Use Tank Substance: Gasoline
 Material: Upgrades of Material:
 Tank: None
 Pipe: Cathodically Protected
 Owner: CALNEV PIPE LINE COMPANY
 Owner Address: PO BOX 6346

SAN BERNARDINO, CA 92412
 Owner Phone : (909) 387-9509
 Owner Desc: Private

Facility ID: 8-000688 Tank ID: 5
 Install Date: 04/21/1980 Tank Capacity: 10000
 Tank Status: Permanently Out of Use Tank Substance: Gasoline
 Material: Upgrades of Material:
 Tank: None
 Pipe: Cathodically Protected
 Owner: CALNEV PIPE LINE COMPANY
 Owner Address: PO BOX 6346

SAN BERNARDINO, CA 92412
 Owner Phone : (909) 387-9509
 Owner Desc: Private

MAP FINDINGS

Map ID			EDR ID Number
Direction			
Distance			
Distance (ft.)Site		Database(s)	EPA ID Number

2	CALNEV PIPELINE CO--LAS VEGAS STORAGE TERMINAL 5049 N SLOAN LN LAS VEGAS, NV 89115	UST	U003379605 N/A
----------	---	------------	---------------------------------

UST:

Facility ID: 8-000066	Tank ID: 1
Install Date: 01/01/1988	Tank Capacity: 10000
Tank Status: Permanently Out of Use	Tank Substance: Gasoline
Material:	Upgrades of Material:
Tank: None	
Pipe: Cathodically Protected	
Owner: CALNEV PIPE LINE COMPANY	
Owner Address: PO BOX 6346	
	SAN BERNARDINO, CA 92412
Owner Phone : (909) 387-9509	
Owner Desc: Private	

2	LAS VEGAS FUEL TERMINAL 5049 NORTH SLOAN LANE LAS VEGAS, NV 89110	SHWS	S103875773 N/A
----------	--	-------------	---------------------------------

SHWS:

Facility ID:	8-000066
Responsible Party Name:	Dirk Cockrum
Responsible Party Address:	Post Office Box 281304 Lakewood, CO 80228
Activity Event Number:	Not reported
Activity ID:	6
Type of Activity:	Confirmed Release
Date Release Reported to NDEP:	08-Feb-00
NDEP Case Officer:	JLukasko
Location of Paper File:	NDEP: Carson City
Type of Media Impacted:	Soil
Type of Container:	Other
Substance Released:	Gasoline
Description of Contaminant:	pipeline leak
Date of Closure:	23-Mar-00
Regulatory Type of Closure:	NAC 445A A-K
Nevada Certified Manager Conducting Clean-up:	
Name:	Not reported
Address:	Not reported
Telephone:	Not reported
Modification of the discrete activity:	
Last Date of Modification:	23-Mar-00
Last NDEP User to Modify:	JLUKASKO
Facility ID:	8-000066
Responsible Party Name:	Dirk Cockrum
Responsible Party Address:	Post Office Box 281304 Lakewood, CO 80228
Activity Event Number:	Not reported
Activity ID:	7
Type of Activity:	Investigation
Date Release Reported to NDEP:	07-Feb-02
NDEP Case Officer:	SPiper
Location of Paper File:	NDEP: Las Vegas
Type of Media Impacted:	Soil
Type of Container:	Other
Substance Released:	Gasoline
Description of Contaminant:	Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

LAS VEGAS FUEL TERMINAL (Continued)

S103875773

Date of Closure: Not reported
 Regulatory Type of Closure: Not reported
 Nevada Certified Manager Conducting Clean-up:
 Name: Not reported
 Address: Not reported
 Telephone: Not reported
 Modification of the discrete activity:
 Last Date of Modification: 14-Jun-02
 Last NDEP User to Modify: SPIPER

Facility ID: 8-000066
 Responsible Party Name: Dirk Cockrum
 Responsible Party Address: Post Office Box 281304
 Lakewood, CO 80228

Activity Event Number: Not reported
 Activity ID: 1
 Type of Activity: Confirmed Release
 Date Release Reported to NDEP: Not reported
 NDEP Case Officer: CCHD
 Location of Paper File: CCHD: Las Vegas
 Type of Media Impacted: Not reported
 Type of Container: Not reported
 Substance Released: Not reported
 Description of Contaminant: Not reported
 Date of Closure: 07-Jul-92
 Regulatory Type of Closure: Not reported
 Nevada Certified Manager Conducting Clean-up:
 Name: Not reported
 Address: Not reported
 Telephone: Not reported
 Modification of the discrete activity:
 Last Date of Modification: 17-Dec-98
 Last NDEP User to Modify: LPETERSO

Facility ID: 8-000066
 Responsible Party Name: Dirk Cockrum
 Responsible Party Address: Post Office Box 281304
 Lakewood, CO 80228

Activity Event Number: Not reported
 Activity ID: 2
 Type of Activity: Confirmed Release
 Date Release Reported to NDEP: 16-Feb-96
 NDEP Case Officer: SPiper
 Location of Paper File: NDEP: Las Vegas
 Type of Media Impacted: Soil
 Type of Container: Other
 Substance Released: Gasoline
 Description of Contaminant: Tank Farm
 Date of Closure: Not reported
 Regulatory Type of Closure: Not reported
 Nevada Certified Manager Conducting Clean-up:
 Name: Not reported
 Address: Not reported
 Telephone: Not reported
 Modification of the discrete activity:
 Last Date of Modification: 20-Jun-02
 Last NDEP User to Modify: SPIPER

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number
 EPA ID Number

Database(s)

LAS VEGAS FUEL TERMINAL (Continued)

S103875773

Facility ID: 8-000066
 Responsible Party Name: Dirk Cockrum
 Responsible Party Address: Post Office Box 281304
 Lakewood, CO 80228
 Activity Event Number: Not reported
 Activity ID: 3
 Type of Activity: Confirmed Release
 Date Release Reported to NDEP: 15-Dec-98
 NDEP Case Officer: JLUkasko
 Location of Paper File: NDEP: Carson City
 Type of Media Impacted: Soil
 Type of Container: Other
 Substance Released: Gasoline
 Description of Contaminant: pipeline repair - 150 gallons gas & water
 Date of Closure: 21-Jan-99
 Regulatory Type of Closure: NAC 445A A-K
 Nevada Certified Manager Conducting Clean-up:
 Name: Not reported
 Address: Not reported
 Telephone: Not reported
 Modification of the discrete activity:
 Last Date of Modification: 21-Jan-99
 Last NDEP User to Modify: JLUKASKO

Facility ID: 8-000066
 Responsible Party Name: Dirk Cockrum
 Responsible Party Address: Post Office Box 281304
 Lakewood, CO 80228
 Activity Event Number: Not reported
 Activity ID: 4
 Type of Activity: Confirmed Release
 Date Release Reported to NDEP: Not reported
 NDEP Case Officer: JLUkasko
 Location of Paper File: NDEP: Carson City
 Type of Media Impacted: Soil
 Type of Container: Other
 Substance Released: Diesel
 Description of Contaminant: Not reported
 Date of Closure: 08-Jan-99
 Regulatory Type of Closure: Other
 Nevada Certified Manager Conducting Clean-up:
 Name: Not reported
 Address: Not reported
 Telephone: Not reported
 Modification of the discrete activity:
 Last Date of Modification: 08-Jan-99
 Last NDEP User to Modify: JLUKASKO

Facility ID: 8-000066
 Responsible Party Name: Dirk Cockrum
 Responsible Party Address: Post Office Box 281304
 Lakewood, CO 80228
 Activity Event Number: Not reported
 Activity ID: 5
 Type of Activity: Confirmed Release
 Date Release Reported to NDEP: 19-Feb-99

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number
 EPA ID Number

Database(s)

LAS VEGAS FUEL TERMINAL (Continued)

S103875773

NDEP Case Officer: JLUkasko
 Location of Paper File: NDEP: Carson City
 Type of Media Impacted: Soil
 Type of Container: Other
 Substance Released: Unknown
 Description of Contaminant: Not reported
 Date of Closure: 01-Apr-99
 Regulatory Type of Closure: NAC 445A A-K
 Nevada Certified Manager Conducting Clean-up:
 Name: Not reported
 Address: Not reported
 Telephone: Not reported
 Modification of the discrete activity:
 Last Date of Modification: 09-Apr-99
 Last NDEP User to Modify: JLUKASKO

**2 EQUILON LAS VEGAS SALES TERMINAL
 5049-B NORTH SLOAN LANE
 LAS VEGAS, NV 89115**

**RCRIS-SQG 1000144762
 FINDS NVD000626184**

RCRIS:
 Owner: TEXACO USA
 (213) 385-0515
 EPA ID: NVD000626184
 Contact: Not reported
 Classification: Small Quantity Generator
 TSDF Activities: Not reported
 Violation Status: No violations found

FINDS:
 Other Pertinent Environmental Activity Identified at Site:
 Resource Conservation and Recovery Act Information system

**2 REBEL OIL FUEL DISTRIBUTION TE
 5054 NORTH SLOAN LANE
 LAS VEGAS, NV**

**SHWS S105568226
 N/A**

SHWS:
 Facility ID: H-000117
 Responsible Party Name: Carl Bailey
 Responsible Party Address: 2200 South Highland Drive
 Las Vegas, NV 89103
 Activity Event Number: Not reported
 Activity ID: 1
 Type of Activity: Confirmed Release
 Date Release Reported to NDEP: 17-May-02
 NDEP Case Officer: SPiper
 Location of Paper File: NDEP: Las Vegas
 Type of Media Impacted: Soil
 Type of Container: Mobile Source
 Substance Released: Diesel
 Description of Contaminant: Not reported
 Date of Closure: Not reported
 Regulatory Type of Closure: Not reported
 Nevada Certified Manager Conducting Clean-up:
 Name: Rick Ward

MAP FINDINGS

Map ID		EDR ID Number
Direction		
Distance		
Distance (ft.)Site	Database(s)	EPA ID Number

REBEL OIL FUEL DISTRIBUTION TE (Continued)

S105568226

Address: Not reported
 Telephone: Not reported
 Modification of the discrete activity:
 Last Date of Modification: 23-Jul-02
 Last NDEP User to Modify: LPETERSO

**2 CAL NEV PIPELINE COMPANY/TEXAC
 5056 NORTH SLOAN AVENUE
 LAS VEGAS, NV 89115**

**SHWS S103875742
 N/A**

SHWS:

Facility ID: 8-000013
 Responsible Party Name: Not reported
 Responsible Party Address: Los Angeles, CA
 Activity Event Number: Not reported
 Activity ID: 1
 Type of Activity: Confirmed Release
 Date Release Reported to NDEP: Not reported
 NDEP Case Officer: ABiaggi
 Location of Paper File: NDEP: Carson City
 Type of Media Impacted: Soil
 Type of Container: Not reported
 Substance Released: Not reported
 Description of Contaminant: Not reported
 Date of Closure: 14-Mar-93
 Regulatory Type of Closure: Not reported
 Nevada Certified Manager Conducting Clean-up:
 Name: Not reported
 Address: Not reported
 Telephone: Not reported
 Modification of the discrete activity:
 Last Date of Modification: - -
 Last NDEP User to Modify: Not reported

Facility ID: 8-000013
 Responsible Party Name: Not reported
 Responsible Party Address: Los Angeles, CA
 Activity Event Number: Not reported
 Activity ID: 2
 Type of Activity: Confirmed Release
 Date Release Reported to NDEP: Not reported
 NDEP Case Officer: CCHD
 Location of Paper File: CCHD: Las Vegas
 Type of Media Impacted: Not reported
 Type of Container: Not reported
 Substance Released: Not reported
 Description of Contaminant: Not reported
 Date of Closure: 06-Nov-91
 Regulatory Type of Closure: Not reported
 Nevada Certified Manager Conducting Clean-up:
 Name: Not reported
 Address: Not reported
 Telephone: Not reported
 Modification of the discrete activity:
 Last Date of Modification: - -
 Last NDEP User to Modify: Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number
 EPA ID Number

Database(s)

**3 RIVER CITY PETROLEUM
 4915 SLOAN ROAD
 LAS VEGAS, NV 89115**

**UST U003380893
 N/A**

UST:

Facility ID:	8-001762	Tank ID:	1
Install Date:	03/01/1996	Tank Capacity:	12000
Tank Status:	Currently in Use	Tank Substance:	Diesel
Material:		Upgrades of Material:	
Tank:	Double-Walled		
Pipe:	Double-Walled		
Owner:	LDR PARTNERS		
Owner Address:	840 DELTA LN		

WEST SACRAMENTO, CA 95691

Owner Phone : (916) 371-4960
 Owner Desc: Commercial

Facility ID:	8-001762	Tank ID:	2
Install Date:	03/01/1996	Tank Capacity:	6000
Tank Status:	Currently in Use	Tank Substance:	Gasoline
Material:		Upgrades of Material:	
Tank:	Double-Walled		
Pipe:	Double-Walled		
Owner:	LDR PARTNERS		
Owner Address:	840 DELTA LN		

WEST SACRAMENTO, CA 95691

Owner Phone : (916) 371-4960
 Owner Desc: Commercial

Facility ID:	8-001762	Tank ID:	3
Install Date:	11/01/1995	Tank Capacity:	6000
Tank Status:	Currently in Use	Tank Substance:	Gasoline
Material:		Upgrades of Material:	
Tank:	Double-Walled		
Pipe:	Double-Walled		
Owner:	LDR PARTNERS		
Owner Address:	840 DELTA LN		

WEST SACRAMENTO, CA 95691

Owner Phone : (916) 371-4960
 Owner Desc: Commercial

**3 FREDRICKSON TANK LINES
 4915 NORTH SLOAN
 LAS VEGAS, NV**

**SHWS S103877308
 N/A**

SHWS:

Facility ID:	H-001319
Responsible Party Name:	Not reported
Responsible Party Address:	Not reported
Activity Event Number:	Not reported
Activity ID:	1
Type of Activity:	Confirmed Release
Date Release Reported to NDEP:	17-Sep-98
NDEP Case Officer:	ARushanan
Location of Paper File:	NDEP: Las Vegas
Type of Media Impacted:	Not reported
Type of Container:	Other
Substance Released:	Gasoline

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number
 EPA ID Number

Database(s)

FREDRICKSON TANK LINES (Continued)

S103877308

Description of Contaminant: Release to concrete (truck drove over fuel line)
 Date of Closure: 23-Sep-98
 Regulatory Type of Closure: Clean Close
 Nevada Certified Manager Conducting Clean-up:
 Name: Keith Stewart
 Address: Not reported
 Telephone: Not reported
 Modification of the discrete activity:
 Last Date of Modification: 09-Jul-99
 Last NDEP User to Modify: ARUSHANA

3

**CHEVRON LAS VEGAS TERMINAL #1001744
 4950 N SLOAN LN
 LAS VEGAS, NV 89115**

**UST U003379628
 N/A**

UST:

Facility ID:	8-000092	Tank ID:	1
Install Date:	01/01/1975	Tank Capacity:	500
Tank Status:	Permanently Out of Use	Tank Substance:	Used Oil
Material:		Upgrades of Material:	
Tank:	None		
Pipe:	None		
Owner:	CHEVRON USA PRODUCTS COMPANY		
Owner Address:	ATTN: LORI MCHONE 4950 N SLOAN LN		

LAS VEGAS, NV 89115

Owner Phone : (702) 643-6510
 Owner Desc: Commercial

Facility ID:	8-000092	Tank ID:	2
Install Date:	01/01/1985	Tank Capacity:	10000
Tank Status:	Currently in Use	Tank Substance:	Diesel
Material:		Upgrades of Material:	
Tank:	None		
Pipe:	Double-Walled		
Owner:	CHEVRON USA PRODUCTS COMPANY		
Owner Address:	ATTN: LORI MCHONE 4950 N SLOAN LN		

LAS VEGAS, NV 89115

Owner Phone : (702) 643-6510
 Owner Desc: Commercial

Facility ID:	8-000092	Tank ID:	3
Install Date:	/ /	Tank Capacity:	5000
Tank Status:	Permanently Out of Use	Tank Substance:	New Oil
Material:		Upgrades of Material:	
Tank:	None		
Pipe:	None		
Owner:	CHEVRON USA PRODUCTS COMPANY		
Owner Address:	ATTN: LORI MCHONE 4950 N SLOAN LN		

LAS VEGAS, NV 89115

Owner Phone : (702) 643-6510
 Owner Desc: Commercial

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number
 EPA ID Number

Database(s)

**4 SILVER DOLLAR RECYCLING
 5000 RANGE ROAD
 LAS VEGAS, NV 89115**

**UST U003380457
 N/A**

UST:

Facility ID:	8-001103	Tank ID:	1
Install Date:	01/01/1990	Tank Capacity:	4000
Tank Status:	Permanently Out of Use	Tank Substance:	Diesel
Material:		Upgrades of Material:	
Tank:	None		
Pipe:	None		
Owner:	SILVER DOLLAR RECYCLING		
Owner Address:	5000 RANGE ROAD		

LAS VEGAS, NV 89115
 Owner Phone : (702) 643-7711
 Owner Desc: Commercial

Facility ID:	8-001103	Tank ID:	2
Install Date:	01/01/1990	Tank Capacity:	4000
Tank Status:	Permanently Out of Use	Tank Substance:	Diesel
Material:		Upgrades of Material:	
Tank:	None		
Pipe:	None		
Owner:	SILVER DOLLAR RECYCLING		
Owner Address:	5000 RANGE ROAD		

LAS VEGAS, NV 89115
 Owner Phone : (702) 643-7711
 Owner Desc: Commercial

**4 NEVADA RECYCLING, INC.
 5000 RANGE ROAD
 LAS VEGAS, NV**

**SHWS S103877231
 N/A**

SHWS:

Facility ID:	H-001229
Responsible Party Name:	Jackie Breese
Responsible Party Address:	Not reported
Activity Event Number:	Not reported
Activity ID:	1
Type of Activity:	Confirmed Release
Date Release Reported to NDEP:	15-Jan-97
NDEP Case Officer:	TCroft
Location of Paper File:	NDEP: Las Vegas
Type of Media Impacted:	Soil
Type of Container:	Not reported
Substance Released:	TPH
Description of Contaminant:	Not reported
Date of Closure:	04-Aug-97
Regulatory Type of Closure:	Not reported
Nevada Certified Manager Conducting Clean-up:	
Name:	Not reported
Address:	Not reported
Telephone:	Not reported
Modification of the discrete activity:	
Last Date of Modification:	16-Mar-98
Last NDEP User to Modify:	KFLEMING

Facility ID: H-001229
 Responsible Party Name: Jackie Breese

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number
 EPA ID Number

Database(s)

NEVADA RECYCLING, INC. (Continued)

S103877231

Responsible Party Address: Not reported
 Activity Event Number: Not reported
 Activity ID: 2
 Type of Activity: Confirmed Release
 Date Release Reported to NDEP: 03-Jun-99
 NDEP Case Officer: SPiper
 Location of Paper File: NDEP: Las Vegas
 Type of Media Impacted: Soil
 Type of Container: Unknown
 Substance Released: Unknown
 Description of Contaminant: TPH (don't know type), metals
 Date of Closure: Not reported
 Regulatory Type of Closure: Not reported
 Nevada Certified Manager Conducting Clean-up:
 Name: Not reported
 Address: Not reported
 Telephone: Not reported
 Modification of the discrete activity:
 Last Date of Modification: 31-May-02
 Last NDEP User to Modify: SPIPER

5 **4700 LAS VEGAS BLVD N.
 4700 LAS VEGAS BLVD N.
 LAS VEGAS, NV**

**ERNS 96497689
 N/A**

[Click this hyperlink](#) while viewing on your computer to access additional ERNS detail in the EDR Site Report.

6 **DRIVE A JUNK
 4465 N LAS VEGAS BLVD
 LAS VEGAS, NV 89115**

**RCRIS-SQG 1000429581
 FINDS NVD095997474**

RCRIS:
 Owner: DON JAMES
 (415) 555-1212
 EPA ID: NVD095997474
 Contact: ENVIRONMENTAL MANAGER
 (702) 643-0075
 Classification: Small Quantity Generator
 TSDF Activities: Not reported
 Violation Status: No violations found

FINDS:
 Other Pertinent Environmental Activity Identified at Site:
 Resource Conservation and Recovery Act Information system

MAP FINDINGS

Map ID			EDR ID Number
Direction			
Distance			
Distance (ft.)	Site	Database(s)	EPA ID Number

7	IMMERSION DRY CLEANERS 4350 LAS VEGAS LAS VEGAS, NV 89115	RCRIS-SQG FINDS	1000218301 NVD981640584
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RCRIS:

Owner:	NOT REQUIRED (415) 555-1212
EPA ID:	NVD981640584
Contact:	Not reported
Classification:	Small Quantity Generator
TSDF Activities:	Not reported
Violation Status:	No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
Resource Conservation and Recovery Act Information system

7	7-ELEVEN #18198 4395 NORTH LAS VEGAS BOULEVARD LAS VEGAS, NV	LUST	S105173957 N/A
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LUST:

Facility ID:	8-000598
Potential Responsible Party:	Not reported
PRP Company:	Not reported
PRP Address:	Not reported
Activity Event Number:	Not reported
Activity ID:	1
Type of Activity:	Confirmed Release
Date Reported to NDEP:	25-Oct-00
NDEP Case Officer:	SPiper
Location of Paper File:	NDEP: Las Vegas
Type of Media Impacted:	Soil
Type of Container:	UST
Substance Released:	Gasoline
Description of Contaminant:	Not reported
Date of Closure:	15-Feb-02
Regulatory Type of Closure:	Clean Close
Nevada Certified Manager Conducting Clean-up:	
Company:	SECOR International Corporation
Company Name:	Matt Grandjean
Company Address:	Not reported
Telephone:	Not reported
Modification of the discrete activity:	
Last Date of Modification:	15-Feb-02
Last NDEP User to Modify:	SPIPER

7	7-ELEVEN #18198 4395 LAS VEGAS BLVD NORTH LAS VEGAS, NV 89110	UST	U003380043 N/A
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UST:

Facility ID:	8-000598	Tank ID:	1
Install Date:	04/16/1984	Tank Capacity:	10000
Tank Status:	Currently in Use	Tank Substance:	Gasoline
Material:		Upgrades of Material:	
Tank:	None		
Pipe:	None		

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

7-ELEVEN #18198 (Continued)

U003380043

Owner: 7-ELEVEN INC
 Owner Address: ATTN: GASOLINE ACCOUNTING PO BOX 711

 DALLAS, TX 75221
 Owner Phone : (253) 796-7170
 Owner Desc: Commercial

Facility ID: 8-000598 Tank ID: 2
 Install Date: 04/16/1984 Tank Capacity: 10000
 Tank Status: Currently in Use Tank Substance: Gasoline
 Material: Upgrades of Material:
 Tank: None
 Pipe: None

Owner: 7-ELEVEN INC
 Owner Address: ATTN: GASOLINE ACCOUNTING PO BOX 711

 DALLAS, TX 75221
 Owner Phone : (253) 796-7170
 Owner Desc: Commercial

Facility ID: 8-000598 Tank ID: 3
 Install Date: 04/16/1984 Tank Capacity: 10000
 Tank Status: Currently in Use Tank Substance: Gasoline
 Material: Upgrades of Material:
 Tank: None
 Pipe: None

Owner: 7-ELEVEN INC
 Owner Address: ATTN: GASOLINE ACCOUNTING PO BOX 711

 DALLAS, TX 75221
 Owner Phone : (253) 796-7170
 Owner Desc: Commercial

**8 SPRINT CENTRAL TELEPHONE
 4243 NORTH LAS VEGAS BOULEVARD
 NORTH LAS VEGAS, NV 89115**

**SHWS S103875782
 N/A**

SHWS:
 Facility ID: 8-000078
 Responsible Party Name: Not reported
 Responsible Party Address: Not reported
 Activity Event Number: Not reported
 Activity ID: 1
 Type of Activity: Confirmed Release
 Date Release Reported to NDEP: Not reported
 NDEP Case Officer: CCHD
 Location of Paper File: CCHD: Las Vegas
 Type of Media Impacted: Not reported
 Type of Container: Not reported
 Substance Released: Not reported
 Description of Contaminant: Not reported
 Date of Closure: 14-Dec-95
 Regulatory Type of Closure: Not reported
 Nevada Certified Manager Conducting Clean-up:
 Name: Not reported
 Address: Not reported
 Telephone: Not reported
 Modification of the discrete activity:
 Last Date of Modification: - -

MAP FINDINGS

Map ID		EDR ID Number
Direction		
Distance		
Distance (ft.)Site	Database(s)	EPA ID Number

SPRINT CENTRAL TELEPHONE (Continued)

S103875782

Last NDEP User to Modify: Not reported

**9 NELLIS AIR FORCE BASE
4551 DEVLIN DRIVE
LAS VEGAS, NV 89191**

**SHWS S103876935
N/A**

SHWS:

Facility ID:	H-000484
Responsible Party Name:	Not reported
Responsible Party Address:	Not reported
Activity Event Number:	Not reported
Activity ID:	1
Type of Activity:	Confirmed Release
Date Release Reported to NDEP:	Not reported
NDEP Case Officer:	TCroft
Location of Paper File:	NDEP: Las Vegas
Type of Media Impacted:	Not reported
Type of Container:	Not reported
Substance Released:	Not reported
Description of Contaminant:	Not reported
Date of Closure:	Not reported
Regulatory Type of Closure:	Not reported
Nevada Certified Manager Conducting Clean-up:	
Name:	Not reported
Address:	Not reported
Telephone:	Not reported
Modification of the discrete activity:	
Last Date of Modification:	- -
Last NDEP User to Modify:	Not reported

**10 REMOTE SENSING LABORATORY
4600 N HOLLYWOOD BLVD
NELLIS AFB, NV 89191**

**UST U003380795
N/A**

UST:

Facility ID: 8-001615	Tank ID: 1
Install Date: 01/01/1989	Tank Capacity: 550
Tank Status: Permanently Out of Use	Tank Substance: Gasoline
Material:	Upgrades of Material:
Tank: Double-Walled	
Pipe: None	
Owner: US GOVT DEPT.OF ENERGY	
Owner Address: PO BOX 98518	

LAS VEGAS, NV 89193
Owner Phone : (702) 295-2011
Owner Desc: Federal Government

Facility ID: 8-001615	Tank ID: 2
Install Date: 04/01/1994	Tank Capacity: 550
Tank Status: Permanently Out of Use	Tank Substance: Diesel
Material:	Upgrades of Material:
Tank: Double-Walled	
Pipe: None	
Owner: US GOVT DEPT.OF ENERGY	
Owner Address: PO BOX 98518	

LAS VEGAS, NV 89193

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number
 EPA ID Number

Database(s)

REMOTE SENSING LABORATORY (Continued)

U003380795

Owner Phone : (702) 295-2011
 Owner Desc: Federal Government

Facility ID: 8-001615
 Install Date: 04/01/1994
 Tank Status: Temporarily Out of Use
 Material:

Tank ID: 3
 Tank Capacity: 550
 Tank Substance: Gasoline
 Upgrades of Material:

Tank: Double-Walled
 Pipe: Double-Walled
 Owner: US GOVT DEPT.OF ENERGY
 Owner Address: PO BOX 98518

LAS VEGAS, NV 89193

Owner Phone : (702) 295-2011
 Owner Desc: Federal Government

Facility ID: 8-001615
 Install Date: 04/01/1994
 Tank Status: Temporarily Out of Use
 Material:

Tank ID: 4
 Tank Capacity: 550
 Tank Substance: Diesel
 Upgrades of Material:

Tank: Double-Walled
 Pipe: Double-Walled
 Owner: US GOVT DEPT.OF ENERGY
 Owner Address: PO BOX 98518

LAS VEGAS, NV 89193

Owner Phone : (702) 295-2011
 Owner Desc: Federal Government

Facility ID: 8-001615
 Install Date: 12/01/1989
 Tank Status: Currently In Use
 Material:

Tank ID: 5
 Tank Capacity: 3000
 Tank Substance: Diesel
 Upgrades of Material:

Tank: Double-Walled
 Pipe: Double-Walled
 Owner: US GOVT DEPT.OF ENERGY
 Owner Address: PO BOX 98518

LAS VEGAS, NV 89193

Owner Phone : (702) 295-2011
 Owner Desc: Federal Government

Facility ID: 8-001615
 Install Date: 12/01/1989
 Tank Status: Currently In Use
 Material:

Tank ID: 6
 Tank Capacity: 550
 Tank Substance: Used Oil
 Upgrades of Material:

Tank: Double-Walled
 Pipe: None
 Owner: US GOVT DEPT.OF ENERGY
 Owner Address: PO BOX 98518

LAS VEGAS, NV 89193

Owner Phone : (702) 295-2011
 Owner Desc: Federal Government

MAP FINDINGS

Map ID			EDR ID Number
Direction			
Distance			
Distance (ft.)Site		Database(s)	EPA ID Number

10	ROSS AVIATION INC	RCRIS-SQG	1004754771
	4600 N. HOLLYWOOD, BLDG 2211	FINDS	NV0000381897
	NELLIS AIR FORCE BASE, NV 89191		

RCRIS:

Owner: KATHY ROSS
 (702) 782-6674
 EPA ID: NV0000381897
 Contact: PICCHIONE GREG
 (505) 845-8383

Classification: Conditionally Exempt Small Quantity Generator
 TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
 Resource Conservation and Recovery Act Information system

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
BEATTY	93304491	NELLIS RANGE, LAT 58 26' 00", LON 114 52' 00"	NELLIS RANGE, LAT 58 26' 00", LON 114 52' 00"	89191	ERNS
CLARK COUNTY	S103877268	BEKINS VAN LINES	INTERSTATE 15		SHWS
CLARK COUNTY	S103877284	WERNER ENTERPRISES SPILL	INTERSTATE 15		SHWS
CLARK COUNTY	S103877312	SIERRA RANCH TRUCK SPILL	INTERSTATE 15 (8.5 MILES N OF		SHWS
CLARK COUNTY	S103877084	DONCO CARRIERS	INTERSTATE 15 NEAR UTE EXIT		SHWS
CLARK COUNTY	S103877114	LYNN TRANSPORTATION	INTERSTATE 15 NEAR MILE MARKER		SHWS
CLARK COUNTY	S103877205	QUE WEST TRANSPORT	INTERSTATE 15 @ MILE MARKER 24		SHWS
CLARK COUNTY	S104179061	INTERPOINT TRANSPORTATION, INC	INTERSTATE 15 @ APEX EXIT (#64		SHWS
CLARK COUNTY	S104179090	FNF CONSTRUCTION	INTERSTATE 15 @ MILE MARKER 44		SHWS
CLARK COUNTY	S103877178	COOL TRANSPORTS	HIGHWAY 93 BOULDER CITY		SHWS
CLARK COUNTY	S103877269	AMERICAN SAFETY INSTITUTE	I-95 AND 93 (KYLE CANYON RD)		SHWS
CLARK COUNTY	S103877212	NEVADA CO-GENERATION	APEX SITE		SHWS
CLARK COUNTY	S103877068	NELLIS AIR FORCE BASE	AREA 2, TANK 10-116		SHWS
CLARK COUNTY	S103877091	INDIAN SPRINGS AIR FORCE BASE	BOX CANYON		SHWS
CLARK COUNTY	S104179075	NELLIS AIR FORCE BASE	BUILDING #415		SHWS
CLARK COUNTY	S103877416	NELLIS AIR FORCE BASE	CAMP COBRA - AREA 2		SHWS
CLARK COUNTY	S103877116	SOUTHERN CALIFORNIA EDISON COM	EL DORADO SUBSTATION		SHWS
CLARK COUNTY	S103877126	MCCULLOUGH SWITCHING STATION	ELDORADO VALLEY, 15 MILES SW		SHWS
CLARK COUNTY	S103877305	TRUCK SPILL	LAKE MEAD BOULEVARD NEAR GOLDA		SHWS
CLARK COUNTY	S104179065	NELLIS AIR FORCE BASE	60 MILES EAST OF TONOPAH		SHWS
CLARK COUNTY	S104179096	BLM (UNKNOWN DUMPING)	NEXT TO NELLIS AIR FORCE BASE		SHWS
CLARK COUNTY	S103877161	U.S. BUREAU OF LAND MANAGEMENT	PUBLIC LANDS		SHWS
CLARK COUNTY	S103877168	NELLIS AIR FORCE BASE	REVTMENT AREAS		SHWS
HENDERSON	S103876953	FKC	520 AND 600 WEST SUNSET ROAD	89015	SHWS
HENDERSON	S103877055	WESTERN AREA POWER ADMINISTRAT	BASIC SUBSTATION (BMI COMPLEX)	89015	SHWS
HENDERSON	1000126661	CAT OIL COMPANY	1239 N BOULDER HWY SUITE 201	89015	RCRIS-SQG, FINDS
HENDERSON	S105805053	STAR TEXACO	1452 NORTH BOULDER HIGHWAY	89015	LUST
HENDERSON	S105805480	STAR TEXACO	1452 NORTH BOULDER HIGHWAY	89015	SHWS
HENDERSON	S103877035	BMI COMPLEX COMMON AREAS	HENDERSON	89015	SHWS
HENDERSON	1000787454	ALL AUTO SVC	141 INDUSTRIAL PARK RD 306 307	89015	RCRIS-SQG, FINDS
HENDERSON	S103875969	ST. ROSE DOMINICAN HOSPITAL	102 LAKE MEAD DRIVE	89015	SHWS
HENDERSON	S103877135	WESTERN AREA POWER ADMINISTRAT	1/4 MILE EAST ON MAJOR AVENUE	89015	SHWS
HENDERSON	U003380953	MOUNTAIN VISTA MINI- MART (ARCO)	5685 MOUNTAIN VISTA ST (@ RUSSELL)	89015	UST
HENDERSON	1000707641	HENDERSON LEAD CONTAMINATION SOIL SITE	T21S, R63E, SEC 26,27,34,35 - 5 MI. E OF	89015	CERCLIS, FINDS
LAS VEGAS	S103876918	NELLIS AIR FORCE BASE	#10207, #10236, #10250	89191	SHWS
LAS VEGAS	S103876894	NELLIS AIR FORCE BASE	#1024	89191	SHWS
LAS VEGAS	S103876895	NELLIS AIR FORCE BASE	#1100	89191	SHWS
LAS VEGAS	S103876896	NELLIS AIR FORCE BASE	#1110	89191	SHWS
LAS VEGAS	S103876897	NELLIS AIR FORCE BASE	#1602	89191	SHWS
LAS VEGAS	S103876898	NELLIS AIR FORCE BASE	#1709	89191	SHWS
LAS VEGAS	S103876899	NELLIS AIR FORCE BASE	#1730	89191	SHWS
LAS VEGAS	S103876892	NELLIS AIR FORCE BASE	#1745	89191	SHWS

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
LAS VEGAS	S103876901	NELLIS AIR FORCE BASE	#201	89191	SHWS
LAS VEGAS	S103876091	NELLIS AIR FORCE BASE	#216	89191	SHWS
LAS VEGAS	S103876870	NELLIS AIR FORCE BASE - INDI	#2275	89191	SHWS
LAS VEGAS	S103876904	NELLIS AIR FORCE BASE	#523	89191	SHWS
LAS VEGAS	S103876905	NELLIS AIR FORCE BASE	#589	89191	SHWS
LAS VEGAS	S103876889	NELLIS AIR FORCE BASE	#606A, #606B, #606C	89191	SHWS
LAS VEGAS	S103876890	NELLIS AIR FORCE BASE	#620	89191	SHWS
LAS VEGAS	S103876883	NELLIS AIR FORCE BASE - INDI	#635A	89191	SHWS
LAS VEGAS	S103876891	NELLIS AIR FORCE BASE	#709	89191	SHWS
LAS VEGAS	S103876868	NELLIS AIR FORCE BASE - INDI	#71	89191	SHWS
LAS VEGAS	S103876916	NELLIS AIR FORCE BASE	#745	89191	SHWS
LAS VEGAS	S103876893	NELLIS AIR FORCE BASE	#839	89191	SHWS
LAS VEGAS	S103876871	NELLIS AIR FORCE BASE - INDI	#85	89191	SHWS
LAS VEGAS	S103876941	NELLIS AIR FORCE BASE	BOMBER REVETMENT	89191	SHWS
LAS VEGAS	S104916077	NELLIS AIR FORCE BASE	BUILDING #10120/10121	89191	SHWS, LUST
LAS VEGAS	S104916062	NELLIS AIR FORCE BASE	BUILDING 10130/10132/10133	89191	SHWS, LUST
LAS VEGAS	S104179076	NELLIS AIR FORCE BASE	BUILDING #10108	89191	SHWS
LAS VEGAS	S103877947	NELLIS AIR FORCE BASE	BUILDING #10110	89191	LUST
LAS VEGAS	S103877945	NELLIS AIR FORCE BASE/AREA II	BUILDING #10413	89191	LUST
LAS VEGAS	S103877944	NELLIS AIR FORCE BASE/AREA II	BUILDING #10116	89191	LUST
LAS VEGAS	S103877251	NELLIS AIR FORCE BASE	BUILDING #941 STORAGE YARD	89191	SHWS
LAS VEGAS	S103876940	NELLIS AIR FORCE BASE	BUILDING #715	89191	SHWS
LAS VEGAS	S103876938	NELLIS AIR FORCE BASE	BUILDING #2352	89191	SHWS
LAS VEGAS	S103876937	NELLIS AIR FORCE BASE	BUILDING #775	89191	SHWS
LAS VEGAS	S103876920	NELLIS AIR FORCE BASE - INDI	BUILDING #650	89191	SHWS
LAS VEGAS	S103876919	NELLIS AIR FORCE BASE - INDI	BUILDING #229	89191	SHWS
LAS VEGAS	S103876902	NELLIS AIR FORCE BASE	BUILDING #275	89191	SHWS
LAS VEGAS	S103876900	NELLIS AIR FORCE BASE	BUILDING #196 AND #200	89191	SHWS
LAS VEGAS	S103876887	NELLIS AIR FORCE BASE	BUILDING #10112	89191	SHWS
LAS VEGAS	S103876886	NELLIS AIR FORCE BASE	BUILDING #10107	89191	SHWS
LAS VEGAS	S103876882	NELLIS AIR FORCE BASE	BUILDING #10414	89191	SHWS
LAS VEGAS	S103876881	NELLIS AIR FORCE BASE	BUILDING #10405	89191	SHWS
LAS VEGAS	S103876880	NELLIS AIR FORCE BASE	BUILDING #10403	89191	SHWS
LAS VEGAS	S103876878	NELLIS AIR FORCE BASE	BUILDING #10207	89191	SHWS
LAS VEGAS	S103876877	NELLIS AIR FORCE BASE - FEDE	BUILDING #10237	89191	SHWS
LAS VEGAS	S103876869	NELLIS AIR FORCE BASE - INDI	BUILDING #650	89191	SHWS
LAS VEGAS	S103876867	NELLIS AIR FORCE BASE	BUILDING #2354	89191	SHWS
LAS VEGAS	S103876864	NELLIS AIR FORCE BASE	BUILDING #567	89191	SHWS
LAS VEGAS	S103876238	NELLIS AIR FORCE BASE	BUILDING #606	89191	SHWS
LAS VEGAS	1006815973	U.S. AIR FORCE NELLIS AFB NEVADA TEST & TRAINING RANGE	99 CES/CEV 4349 DUFFER DR. STE. 1601	89191	TRIS
LAS VEGAS	1006328603	U.S. AIR FORCE NELLIS AFB NEVADA TEST & TRAINING RANGE	99 CES/CEV 4349 DUFFER DR. STE. 1601	89191	FINDS
LAS VEGAS	S105029631	NELLIS AIR FORCE BASE	FACILITY #0490	89191	SHWS
LAS VEGAS	S105029629	NELLIS AIR FORCE BASE	FACILITY #0589	89191	SHWS
LAS VEGAS	S105029626	NELLIS AIR FORCE BASE	FACILITY #61647	89191	SHWS
LAS VEGAS	S104179004	NELLIS AIR FORCE BASE	FACILITY #2070	89191	SHWS

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
LAS VEGAS	S103877686	NELLIS AIR FORCE BASE	FACILITY #10307, AREA II	89191	SHWS, LUST
LAS VEGAS	S103876917	NELLIS AIR FORCE BASE	FACILITY #2350	89191	SHWS
LAS VEGAS	S103876051	NELLIS AIR FORCE BASE	FACILITY #2350	89191	SHWS
LAS VEGAS	S103876050	NELLIS AIR FORCE BASE	FACILITY #625	89191	SHWS
LAS VEGAS	S103876048	NELLIS AIR FORCE BASE	FACILITY #0831	89191	SHWS
LAS VEGAS	S103876045	NELLIS AIR FORCE BASE	FACILITY #2060	89191	SHWS
LAS VEGAS	S103876873	NELLIS AIR FORCE BASE - INDI	FIRE TRAINING FACILITY	89191	SHWS
LAS VEGAS	1004755421	AIRWAY ROCK	2401 N HOLLYWOOD	89115	RCRIS-SQG, FINDS
LAS VEGAS	91467161	HQWFC/EM NELLIS AFB	HQWFC/EM NELLIS AFB	89191	ERNS
LAS VEGAS	S103876199	NELLIS AIR FORCE BASE	INDIAN SPRINGS (VARIOUS)	89191	SHWS
LAS VEGAS	S103875781	CENTRAL TELEPHONE COMPANY NORT	1600 EAST LAKE MEAD	89115	SHWS
LAS VEGAS	93328033	LAS VEGAS @ NELLIS BLVD.	LAS VEGAS @ NELLIS BLVD.	89115	ERNS
LAS VEGAS	S103875985	TEXACO STATION	3474 LAS VEGAS BOULEVARD @ DAU	89015	SHWS
LAS VEGAS	93310681	NELLIS AFB	NELLIS AFB	89191	ERNS
LAS VEGAS	1004755324	SILVER DOLLAR RECYCLING	5850 N NELLIS	89115	RCRIS-SQG, FINDS
LAS VEGAS	S104179093	NELLIS AIR FORCE BASE	PARAMEDIC ROAD NEAR GOLF COURSE	89191	SHWS
LAS VEGAS	S103877252	NELLIS AIR FORCE BASE	PARKING ROWS 16/17	89191	SHWS
LAS VEGAS	S103876888	NELLIS AIR FORCE BASE - INDI	#31, SITE	89191	SHWS
LAS VEGAS	S103876875	NELLIS AIR FORCE BASE	#10123, SITE	89191	SHWS
LAS VEGAS	S103876872	NELLIS AIR FORCE BASE - INDI	#104, SITE	89191	SHWS
LAS VEGAS	S103876939	NELLIS AIR FORCE BASE	#N-489 TANK	89191	SHWS
LAS VEGAS	91467792	TOLICHA PEAK PART OF NELLIS AFB RANGE	TOLICHA PEAK PART OF NELLIS AFB RANGE	89191	ERNS
NELLIS AFB	99607436	BLG #199/HANGER 199 NELLIS AFB	BLG #199/HANGER 199 NELLIS AFB	89191	ERNS
NELLIS AFB	S105568300	TONOPAH TEST RANGE CLASS II	99 CES/CEV, 4399 DUFFER DR, SU	89191	SWF/LF
NELLIS AFB	U003380469	FACILITY # 423, NELLIS AFB	554 CESS/DESEP	89191	UST
NELLIS AFB	U003380468	FACILITY # 2275, NELLIS AFB	554 CESS/DESEP	89191	UST
NELLIS AFB	U003380467	FACILITY # 84001, NELLIS AFB	554 CESS/DESEP	89191	UST, AST
NELLIS AFB	U003380464	FACILITY # 81048, NELLIS AFB	554 CESS/DESEP	89191	UST
NELLIS AFB	U003380944	NELLIS AIR FORCE BASE	NELLIS AFB FACILITY 589	89191	UST
NELLIS AFB	U003380264	FACILITY #1739	NELLIS AFB, NV 89191	89191	UST
NELLIS AFB	U003380266	FACILITY #2070	NELLIS AFB, NV 89191	89191	UST
NELLIS AFB	U003380267	FACILITY #2074	NELLIS AFB, NV 89191	89191	UST
NELLIS AFB	U003380268	FACILITY #1709	NELLIS AFB, NV 89191	89191	UST
NELLIS AFB	U003380269	FACILITY #830	NELLIS AFB, NV 89191	89191	UST
NELLIS AFB	U003380273	FACILITY #835	NELLIS AFB, NV 89191	89191	UST
NELLIS AFB	U003380275	FACILITY #2354	NELLIS AFB, NV 89191	89191	UST
NELLIS AFB	U003380277	FACILITY #2098	NELLIS AFB, NV 89191	89191	UST
NELLIS AFB	U003380278	FACILITY #634	NELLIS AFB, NV 89191	89191	UST
NELLIS AFB	U003380279	FACILITY #229	NELLIS AFB, NV 89191	89191	UST
NELLIS AFB	U003380280	FACILITY #10307	NELLIS AFB, NV 89191	89191	UST
NELLIS AFB	U003380281	FACILITY #1014	NELLIS AFB, NV 89191	89191	UST
NELLIS AFB	U003380283	FACILITY #10207	NELLIS AFB, NV 89191	89191	UST
NELLIS AFB	U003380285	USAF -NELLIS AFB -FAC #267	NELLIS AFB	89191	UST
NELLIS AFB	U003380287	FACILITY #10116	NELLIS AFB, NV 89191	89191	UST
NELLIS AFB	U003380289	FACILITY #913	NELLIS AFB, NV 89191	89191	UST
NELLIS AFB	U003380290	FACILITY #275	NELLIS AFB, NV 89191	89191	UST
NELLIS AFB	U003380292	FACILITY #620	NELLIS AFB, NV 89191	89191	UST

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
NELLIS AFB	U003380293	FACILITY #625	NELLIS AFB, NV 89191	89191	UST
NELLIS AFB	U003380294	FACILITY #915	NELLIS AFB, NV 89191	89191	UST
NELLIS AFB	U003380295	FACILITY #2350	NELLIS AFB, NV 89191	89191	UST
NELLIS AFB	U003380296	FACILITY #2351	NELLIS AFB, NV 89191	89191	UST
NELLIS AFB	U003380297	FACILITY #606	NELLIS AFB, NV 89191	89191	UST
NELLIS AFB	U003380405	DEVICE ASSEMBLY FACILITY	NELLIS AIR FORCE BASE	89191	UST
NELLIS AFB	1006838237	NELLIS AFB LANDFILL #3 (OLD FACILITY)	T20S R62E SEC.16	89191	FINDS
NELLIS AIR FORCE BAS	S103877270	NELLIS AIR FORCE BASE	99 ABW/EM 4349 DUFFER DRIVE	89191	SHWS
NELLIS AIR FORCE BAS	S104179095	NELLIS AIR FORCE BASE	AIRCRAFT FLIGHTLINE	89191	SHWS
NELLIS AIR FORCE BAS	S103877275	NELLIS AIR FORCE BASE	BUILDING #606/GAS STATION	89191	SHWS
NELLIS AIR FORCE BAS	S103877950	NELLIS AIR FORCE BASE	HANGER #287 AND #409	89191	LUST
NELLIS AIR FORCE BAS	S103877286	NELLIS AIR FORCE BASE	JP8 PIPELINE, SOUTH	89191	SHWS
NELLIS AIR FORCE BAS	S103877279	NELLIS AIR FORCE BASE	ROAD 32 - SPOT 5	89191	SHWS
NELLIS AIR FORCE BAS	S103877287	NELLIS AIR FORCE BASE	RUNWAY 21/TAXIWAY G	89191	SHWS
NELLIS AIR FORCE BAS	S103877288	NELLIS AIR FORCE BASE	TAXIWAY A	89191	SHWS
NORTH LAS VEGAS	S103876993	DERMODY PROPERTIES	INTERSTATE 15 AND GOWAN (NORTH		SHWS
NORTH LAS VEGAS	S105805510	FEDEX GROUND TRUCK SPILL	INTERSTATE 15 @ WASHINGTON STR		SHWS
NORTH LAS VEGAS	S103877129	CITY OF NORTH LAS VEGAS	ALEXDANDER ROAD		SHWS
NORTH LAS VEGAS	S105805504	CONSTRUCTION SITE SPILL	BUFFALO @ FARM		SHWS
NORTH LAS VEGAS	S103877076	NELLIS AIR FORCE BASE	BUILDING #814		SHWS
NORTH LAS VEGAS	S103877047	NELLIS AIR FORCE BASE	BUILDING #831		SHWS
NORTH LAS VEGAS	S103877153	CALNEV PIPELINE	CALNEV TERMINAL N LAS VEGAS		SHWS
NORTH LAS VEGAS	S103877309	ALL STAR TRANSIT MIX, INC.	CRAIG ROAD/COMMERCE SW CORNER		SHWS
NORTH LAS VEGAS	S103877163	CALNEV PIPELINE	LOSEE ROAD NORTH OF CAREY		SHWS
NORTH LAS VEGAS	S105805486	HAYCOCK PETROLEUM	RANGE ROAD @ TROPICAL		SHWS
NORTH LAS VEGAS	S103877049	NELLIS AIR FORCE BASE	RUNWAY (JP-4 SPILL)		SHWS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/27/04

Date Made Active at EDR: 05/21/04

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 05/04/04

Elapsed ASTM days: 17

Date of Last EDR Contact: 05/04/04

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1

Telephone 617-918-1143

EPA Region 3

Telephone 215-814-5418

EPA Region 4

Telephone 404-562-8033

EPA Region 6

Telephone: 214-655-6659

EPA Region 8

Telephone: 303-312-6774

Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: N/A

Date of Government Version: 04/27/04

Date Made Active at EDR: 05/21/04

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 05/04/04

Elapsed ASTM days: 17

Date of Last EDR Contact: 05/04/04

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/26/04

Date Made Active at EDR: 04/02/04

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/22/04

Elapsed ASTM days: 11

Date of Last EDR Contact: 03/22/04

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/26/04
Date Made Active at EDR: 04/02/04
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/22/04
Elapsed ASTM days: 11
Date of Last EDR Contact: 03/22/04

CORRACTS: Corrective Action Report

Source: EPA
Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/15/04
Date Made Active at EDR: 04/15/04
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 03/25/04
Elapsed ASTM days: 21
Date of Last EDR Contact: 03/08/04

RCRIS: Resource Conservation and Recovery Information System

Source: EPA
Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs): generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs): generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs): generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 04/13/04
Date Made Active at EDR: 05/13/04
Database Release Frequency: Varies

Date of Data Arrival at EDR: 04/20/04
Elapsed ASTM days: 23
Date of Last EDR Contact: 04/20/04

ERNS: Emergency Response Notification System

Source: National Response Center, United States Coast Guard
Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/03
Date Made Active at EDR: 03/12/04
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/26/04
Elapsed ASTM days: 46
Date of Last EDR Contact: 04/26/04

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS
Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/01/01
Database Release Frequency: Biennially

Date of Last EDR Contact: 03/16/04
Date of Next Scheduled EDR Contact: 06/14/04

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices
Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A
Database Release Frequency: Varies

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ROD: Records Of Decision

Source: EPA
Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 04/08/04
Database Release Frequency: Annually

Date of Last EDR Contact: 04/05/04
Date of Next Scheduled EDR Contact: 07/05/04

DELISTED NPL: National Priority List Deletions

Source: EPA
Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 04/27/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/04/04
Date of Next Scheduled EDR Contact: 08/02/04

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA
Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/08/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/05/04
Date of Next Scheduled EDR Contact: 07/05/04

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation
Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 02/17/04
Database Release Frequency: Annually

Date of Last EDR Contact: 04/20/04
Date of Next Scheduled EDR Contact: 07/19/04

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/19/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/05/04
Date of Next Scheduled EDR Contact: 07/05/04

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

Date of Government Version: 03/05/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/30/04
Date of Next Scheduled EDR Contact: 06/28/04

NPL LIENS: Federal Superfund Liens

Source: EPA
Telephone: 202-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/12/04
Date of Next Scheduled EDR Contact: 05/24/04

PADS: PCB Activity Database System

Source: EPA
Telephone: 202-564-3887

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 03/30/04
Database Release Frequency: Annually

Date of Last EDR Contact: 05/12/04
Date of Next Scheduled EDR Contact: 08/09/04

DOD: Department of Defense Sites

Source: USGS
Telephone: 703-692-8801

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 10/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/02/04
Date of Next Scheduled EDR Contact: 05/10/04

STORMWATER: Storm Water General Permits

Source: Environmental Protection Agency
Telephone: 202 564-0746

A listing of all facilities with Storm Water General Permits.

Date of Government Version: N/A
Database Release Frequency: Quarterly

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

INDIAN RESERV: Indian Reservations

Source: USGS
Telephone: 202-208-3710

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 10/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/02/04
Date of Next Scheduled EDR Contact: 05/10/04

US BROWNFIELDS: A Listing of Brownfields Sites

Source: Environmental Protection Agency
Telephone: 202-566-2777

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become BCRLF cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 04/14/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/15/04
Date of Next Scheduled EDR Contact: 06/14/04

RMP: Risk Management Plans

Source: Environmental Protection Agency
Telephone: 202-564-8600

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Database Release Frequency: N/A

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

FUDS: Formerly Used Defense Sites

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 10/01/03
Database Release Frequency: Varies

Date of Last EDR Contact: 04/26/04
Date of Next Scheduled EDR Contact: 07/05/04

RAATS: RCRA Administrative Action Tracking System

Source: EPA
Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

TRIS: Toxic Chemical Release Inventory System

Source: EPA
Telephone: 202-566-0250

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/01
Database Release Frequency: Annually

Date of Last EDR Contact: 03/23/04
Date of Next Scheduled EDR Contact: 06/21/04

TSCA: Toxic Substances Control Act

Source: EPA
Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/02
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 03/05/04
Date of Next Scheduled EDR Contact: 06/07/04

FFTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA
Telephone: 202-564-2501

Date of Government Version: 04/13/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/22/04
Date of Next Scheduled EDR Contact: 06/21/04

SSTS: Section 7 Tracking Systems

Source: EPA
Telephone: 202-564-5008

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/01
Database Release Frequency: Annually

Date of Last EDR Contact: 04/19/04
Date of Next Scheduled EDR Contact: 07/19/04

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-564-2501

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/13/04

Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/22/04

Date of Next Scheduled EDR Contact: 06/21/04

STATE OF NEVADA ASTM STANDARD RECORDS

SHWS: Sites Database

Source: Department of Conservation and Natural Resources

Telephone: 775-687-5872

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 04/09/03

Date Made Active at EDR: 05/12/03

Database Release Frequency: Varies

Date of Data Arrival at EDR: 04/21/03

Elapsed ASTM days: 21

Date of Last EDR Contact: 04/20/04

SWF/LF: Landfill List

Source: Department of Conservation and Natural Resources

Telephone: 775-687-5872

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 10/01/02

Date Made Active at EDR: 10/30/02

Database Release Frequency: Annually

Date of Data Arrival at EDR: 10/16/02

Elapsed ASTM days: 14

Date of Last EDR Contact: 03/29/04

LUST: Sites Database

Source: Department of Conservation and Natural Resources

Telephone: 775-687-5872

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 04/09/03

Date Made Active at EDR: 05/12/03

Database Release Frequency: Varies

Date of Data Arrival at EDR: 04/21/03

Elapsed ASTM days: 21

Date of Last EDR Contact: 04/20/04

UST: Underground Storage Tank List

Source: Department of Conservation and Natural Resources

Telephone: 775-687-5872

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 12/04/03

Date Made Active at EDR: 01/06/04

Database Release Frequency: Varies

Date of Data Arrival at EDR: 12/18/03

Elapsed ASTM days: 19

Date of Last EDR Contact: 04/20/03

INDIAN UST: Underground Storage Tanks on Indian Land

Source: EPA Region 9

Telephone: 415-972-3368

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/25/04
Date Made Active at EDR: 03/17/04
Database Release Frequency: Varies

Date of Data Arrival at EDR: 03/01/04
Elapsed ASTM days: 16
Date of Last EDR Contact: 02/23/04

VCP: Voluntary Cleanup Program Sites

Source: Department of Conservation & Natural Resources
Telephone: 775-687-9381

The Voluntary Cleanup Program provides relief from liability to owners who undertake cleanups of contaminated properties under the oversight of the Nevada Division of Environmental Protection.

Date of Government Version: 08/12/03
Date Made Active at EDR: 08/20/03
Database Release Frequency: Varies

Date of Data Arrival at EDR: 08/12/03
Elapsed ASTM days: 8
Date of Last EDR Contact: 04/19/04

INDIAN LUST: Leaking Underground Storage Tanks on Indian Land

Source: Environmental Protection Agency
Telephone: 415-972-3372

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 02/09/04
Date Made Active at EDR: 02/24/04
Database Release Frequency: Varies

Date of Data Arrival at EDR: 02/10/04
Elapsed ASTM days: 14
Date of Last EDR Contact: 01/27/04

STATE OF NEVADA ASTM SUPPLEMENTAL RECORDS

AST: Aboveground Storage Tank List

Source: Department of Conservation and Natural Resources
Telephone: 775-687-5872

Registered Aboveground Storage Tanks.

Date of Government Version: 01/10/00
Database Release Frequency: Varies

Date of Last EDR Contact: 04/19/04
Date of Next Scheduled EDR Contact: 07/19/04

LOCAL RECORDS

WASHOE COUNTY:

Underground Storage Tank in Washoe County

Source: Washoe County Department of Environmental Health
Telephone: 775-328-2493

Date of Government Version: 03/31/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/12/04
Date of Next Scheduled EDR Contact: 06/28/04

EDR PROPRIETARY HISTORICAL DATABASES

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

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GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

BROWNFIELDS DATABASES

VCP: Voluntary Cleanup Program Sites

Source: Department of Conservation & Natural Resources

Telephone: 775-687-9381

The Voluntary Cleanup Program provides relief from liability to owners who undertake cleanups of contaminated properties under the oversight of the Nevada Division of Environmental Protection.

Date of Government Version: 08/12/03

Date of Last EDR Contact: 04/19/04

Database Release Frequency: Varies

Date of Next Scheduled EDR Contact: 07/19/04

US BROWNFIELDS: A Listing of Brownfields Sites

Source: Environmental Protection Agency

Telephone: 202-566-2777

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become BCRLF cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: N/A

Date of Last EDR Contact: N/A

Database Release Frequency: Semi-Annually

Date of Next Scheduled EDR Contact: N/A

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: PennWell Corporation

Telephone: (800) 823-6277

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Facility List

Source: Department of Human Resources

Telephone: 775-684-1100

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

STREET AND ADDRESS INFORMATION

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Nellis Pipeline

-  Listed Sites
-  Earthquake Epicenters (Richter 5 or greater)
-  Search Boundary
-  Roads
-  Major Roads
-  Waterways
-  Railroads
-  Contour Lines
-  Pipelines
-  Powerlines
-  Fault Lines
-  Water
-  Superfund Sites
-  Federal DOD Sites
-  Indian Reservations BIA
-  100-Yr Flood Zones

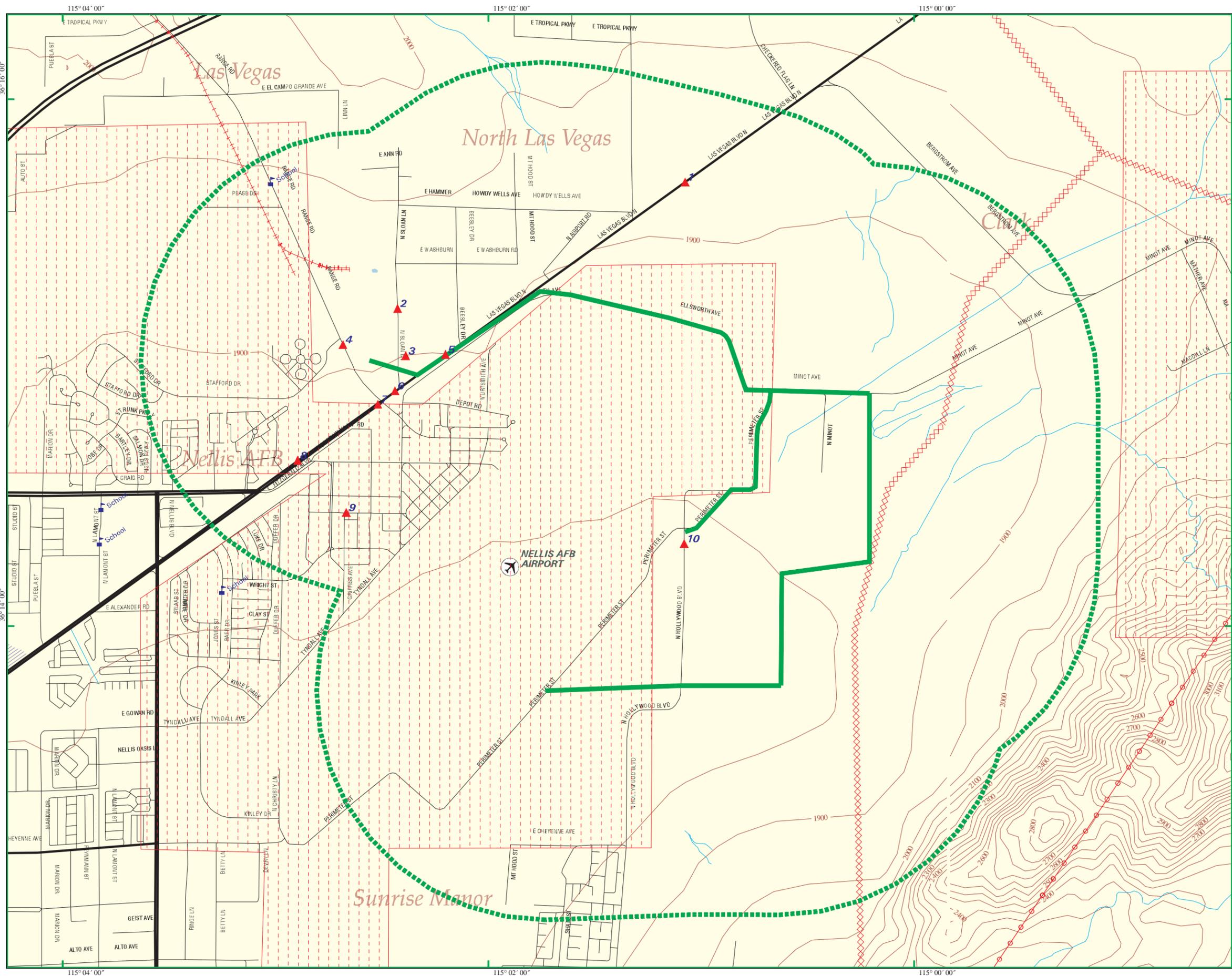


North Las Vegas, NV

0 1/4 1/2



Scale in Miles



APPENDIX G

Visual Site Inspection Forms

VISUAL SITE INSPECTION AND PHYSICAL SITE INSPECTION(VSI/PSI) FORM

GENERAL INFORMATION

Facility Number

Segment 1

Date Inspected: 7/28/03, 7/30/03,
5/26.2004, 6/12/204

Type of Building: N/A – fuel storage
and remediation trailer

Area (Sq. Ft.) N/A

Type of Construction: N/A

Year of Construction: since1960's

Points of Contact

Name	Title	Years Associated with Building	Shop Name	Telephone Number
Michael Crace/PM Tech	Site ST-27 Manager	5	ST-27 trailer in Area III	644-7630
Bernd Schmidt	IRP Manager	3	Nellis AFB EM	652-2882
Jim Pedrick	EM Manager	5	Nellis AFB EM	652-6103

Description of Facility: This segment of the pipeline route (Segment 1) begins at the Kinder Morgan facility off Sloan Road. It runs adjacent to numerous ASTs traveling S to enter Nellis AFB Area III. The pipeline route in Area III is within an IRP site, ST-27. ST-27 has active remediation system of groundwater recovery, product recovery, OWS and air stripping tower. Pipeline route is on ground surface or paved Range Road (and paved Las Vegas Blvd. to NE). M. Crace pointed out that a 4” HDPE line conveys treated groundwater discharge across Las Vegas Blvd. to irrigate the golf course. This 4” HDPE line is also parallel to a portion of pipeline segment 2. There is an AF guard gate on Range Road with Nellis JP-8 ASTs located 2 on each side (N and S) of Range Rd. There are several fences at SW side of ST-27 enclosing remediation equip. OH electric noted in some areas.

PHYSICAL SETTING

Current Uses of the Property

Are any current uses likely to involve treatment, storage, disposal, or generation of hazardous substances or petroleum products? Yes No

Report current uses based on observation, interviews, and records review.

Used for JP-8 storage for existing fuel supply to Ops storage, ESOS, and South Side Ops Storage. Pipeline route is adjacent to ASTs, closer to ST-27 remediation equip.

Past Uses of the Property

Were any past uses likely to have involved treatment, storage, disposal, or generation of hazardous substances or petroleum? Yes No

Report all past uses based on observation, interviews, and records review.

Used to store JP-4 until 1993. Used for JP-8 since.

Current and Past Uses of Adjoining Properties

Report all past and present uses of adjoining properties within one-quarter mile based on observations, interviews and record review. Report only information on activities likely to cause a recognized environmental impact.

The following are directly adjacent properties:

- North – parking and petroleum storage.
- South – commercial areas at Las Vegas Blvd., Nellis AFB beyond to south.
- West – Industrial – petroleum bulk terminal/storage, and recycling further north on Range Road.
- East – Nellis AFB.

Roads

Describe all thoroughfares adjoining the property and any roads, streets, and parking lots adjacent to the property.

Range Road has a guard gate. Sloan Land runs N to Kinder Morgan and a recycling facility. Las Vegas Blvd. SW-NE has commercial development to south, and Las Vegas Speedway about 1 mile north.

PROPERTY FINDINGS

Hazardous and Petroleum, Oil, and Lubricant (POL) Substances

Describe uses, waste generation, and storage within facility.

Hazardous and POL Products

ST-27 has 4 x 100,000 gallon ASTs.

Hazardous and POL Wastes

Recovered product is stored at ST-27.

Spill Related Information

Describe the occurrence of spills associated with facility

Two spills known – from USTs removed previously and from aboveground valve tree.

Installation Restoration Program (IRP) Sites

Describe IRP sites located at the facility.

IRP Site 27 extends across most of the pipeline route in Area III. ST-27 has active groundwater and free product recovery.

RCRA Solid Waste Management Units (SWMUs)

Describe SWMUs located at the facility.

N/A

Storage Tanks and Related Systems

Describe all underground and aboveground tanks, vent pipes, fuel pipes, stored material refueling and loading and unloading areas, and capacity.

Underground Storage Tanks (USTs)

4 x 20,000 gallon USTs were removed. None in use now.

Aboveground Storage Tanks (ASTs)

4 x 100,000 gallon JP-8 ASTs currently in use.

Hydrant Fueling Systems

Describe the occurrences of hydrant fueling systems associated with the facility.

N/A

Drains and Sumps

Describe the occurrences of drains and sumps at the facility.
None seen during VSI.

Sanitary Sewer and Disposal Systems

Describe the occurrences of sewer and disposal systems at the facility.
4" HDPE goes NE then crosses Las Vegas Blvd. to SE. Other utilities are likely present.

Surface/Stormwater Systems

Describe the occurrences of surface/stormwater systems at the facility.
Not observed at site.

Silver Recovery Units

Describe the occurrences of silver recovery units at the facility.
N/A

Oil/Water Separators (OWSs)

Describe the occurrences of oil/water separators at the facility.

One OWS (unknown capacity) for remediation system.

Washracks

Describe the occurrences of washracks at the facility.

N/A

Septic Tanks

Describe the occurrences of septic tanks at the facility.

N/A

Grease Traps

Describe the occurrences of grease traps at the facility.

N/A

PROPERTY DISCLOSURE FACTORS

Asbestos Containing Material (ACM)

Describe any occurrences of asbestos containing materials at the facility.

None observed. Paul Kotanchik (652-6410) is Nellis EM ACM, LBP, PCB contact.

Lead-Based Paint (LBP)

Describe any occurrences of Lead Based Paint at the facility.

None observed.

Mercury

Describe any occurrences of mercury at the facility.

N/A

Ordnance and Explosives

Describe any occurrences of ordnance or explosives at the facility.

N/A

Potable Water Quality and Indoor Air Quality

Describe any occurrences of potable water and/or air quality issues at the facility.

N/A

Polychlorinated Biphenyls (PCBs)

Describe any occurrences of polychlorinated biphenyls at the facility.

Transformers present with treatment system. Paul Kotanchik is contact for PCB test database.

Pesticides/Herbicides

Describe any occurrences of pesticides/herbicides at the facility.

N/A. Pesticide shop is about 1 mile NW on Range Road. Nellis AFB pest management plan in place.

Radiological Substances

Describe any occurrences of radiological substances at the facility.

N/A

Radon

Describe any occurrences of radon at the facility.

N/A

Other Tanks (Non-hazardous and Non-POL)

Describe any aboveground or underground tanks at the facility that are not considered to contain hazardous materials or POLs.

N/A

VISUAL SITE INSPECTION AND PHYSICAL SITE INSPECTION(VSI/PSI) FORM

GENERAL INFORMATION

Facility Number

Segment 2

Date Inspected: 7/28/03, 7/30/03,
5/26/2004, 6/12/2004

Type of Building: N/A roads and undeveloped land

Area (Sq. Ft.) N/A

Type of Construction: N/A

Year of Construction: since 1970's

Points of Contact

Name	Title	Years Associated with Building	Shop Name	Telephone Number
Bernd Schmidt	IRP Manager	3	Nellis AFB EM	652-2882
Jim Pedrick	EM Manager	5	Nellis AFB EM	652-6103
Larry Calhoun	Liquid Fuels Management	10+	Nellis AFB	652-3118

Description of Facility: This segment of the pipeline route (Segment 2) in Nellis AFB Area I begins after crossing Las Vegas Blvd. from the NW. It turns to run NE parallel to E of perimeter road (Ellsworth Ave.) and passes IRP Site SS-46. Other IRP sites are nearby (25 and 11 on NE leg and 33 on E leg after this route turns E to go around the runways). SS-46 is under investigation. Pipeline route is on ground surface E of perimeter road. Multiple utilities parallel perimeter road. Block walls are present to NW and for first part of route, to SW of perimeter road. Route runs to W and N of the EOD facility constructed in fall 2003 (after 2003 VSI) N of Ellsworth to NW of runways and helicopter squadron. Adjacent sites include Auto Hobby, RCRA 90-day, and former engine test cells on NE leg. Then Helicopter Rescue Squadron at turn to E, NW of runways. Route crosses Ellsworth and continues on open land to end of this segment. Runway ILS/Navigation equip. crosses underground in line with eastern of 2 runways.

PHYSICAL SETTING

Current Uses of the Property

Are any current uses likely to involve treatment, storage, disposal, or generation of hazardous substances or petroleum products? Yes No

Report current uses based on observation, interviews, and records review.

Used for JP-8 conveyance (existing pipeline) or open land next to surface road.

Past Uses of the Property

Were any past uses likely to have involved treatment, storage, disposal, or generation of hazardous substances or petroleum? Yes No

Report all past uses based on observation, interviews, and records review.

Undeveloped until 1970s, then perimeter road unpaved and later paved. This area of base became more developed after runways were extended to current length c. 1980. Engine test cell area used extensively in 1980s. RCRA 90-day accumulation site was closer to test cells before new facility completed in 1997.

Current and Past Uses of Adjoining Properties

Report all past and present uses of adjoining properties within one-quarter mile based on observations, interviews and record review. Report only information on activities likely to cause a recognized environmental impact.

The following are directly adjacent properties:

- North – perimeter roads or undeveloped land, NE leg has road, then block wall of Nellis perimeter between pipeline and Las Vegas Blvd. E leg has only navigation equip. to N, one water well to NE.
- East – Nellis AFB runways E of NE leg, and undeveloped land further E.
- South –Nellis AFB; auto hobby shop (840) propulsion (858) RCRA 90-day (853), former test cells, Helicopter Rescue Squadron, runways.
- West – Industrial – on opposite side of Las Vegas Blvd. on NE leg, petroleum bulk terminal/storage, and undeveloped of commercial (racetrack) to NW.

Roads

Describe all thoroughfares adjoining the property and any roads, streets, and parking lots adjacent to the property.

Perimeter road going NE from Range Road/Beale Ave. is the entry point of pipeline route to this segment 2 portion. Perimeter is Ellsworth Ave. to N and E of Runways. At end of this segment, Ellsworth has a 3-way intersection. Minot Road goes E and Hollywood Blvd. goes S.

PROPERTY FINDINGS

Hazardous and Petroleum, Oil, and Lubricant (POL) Substances

Describe uses, waste generation, and storage within facility.

Hazardous and POL Products

N/A

Hazardous and POL Wastes

4 x 5,000 gal waste/recycled JP-4 and hydraulic fluid USTs at RCRA 90-day site.

Spill Related Information

Describe the occurrence of spills associated with facility

SS-46 is active IRP site to E, past petroleum and VOC releases. L. Calhoun said no spills observed in low point drains for entire existing pipeline.

Installation Restoration Program (IRP) Sites

Describe IRP sites located at the facility.

IRP Site SS-46 immediately to E. Inactive IRP sites 11 and 25 to E, and 33 to N.

RCRA Solid Waste Management Units (SWMUs)

Describe SWMUs located at the facility.

N/A (Inactive IRP disposal sites adjacent.)

Storage Tanks and Related Systems

Describe all underground and aboveground tanks, vent pipes, fuel pipes, stored material refueling and loading and unloading areas, and capacity.

Underground Storage Tanks (USTs)

N/A. Note adjacent property USTs at RCRA 90-day site.

Aboveground Storage Tanks (ASTs)

N/A. ASTs adjacent property = antifreeze at RCRA 90-day site and firefighting water at Heli-Rescue.

Hydrant Fueling Systems

Describe the occurrences of hydrant fueling systems associated with the facility.

N/A

Drains and Sumps

Describe the occurrences of drains and sumps at the facility.
None seen during VSI.

Sanitary Sewer and Disposal Systems

Describe the occurrences of sewer and disposal systems at the facility.
Utilities parallel to pipeline per 1989-1991 CES drawings.

Surface/Stormwater Systems

Describe the occurrences of surface/stormwater systems at the facility.
Not observed at site.

Silver Recovery Units

Describe the occurrences of silver recovery units at the facility.
N/A

Oil/Water Separators (OWSs)

Describe the occurrences of oil/water separators at the facility.

One OWS each at Auto Hobby, Heli-Rescue.

Washracks

Describe the occurrences of washracks at the facility.

N/A

Septic Tanks

Describe the occurrences of septic tanks at the facility.

N/A

Grease Traps

Describe the occurrences of grease traps at the facility.

N/A

PROPERTY DISCLOSURE FACTORS

Asbestos Containing Material (ACM)

Describe any occurrences of asbestos containing materials at the facility.

None observed. Paul Kotanchik (652-6410) is Nellis EM ACM, LBP, PCB contact.

Lead-Based Paint (LBP)

Describe any occurrences of Lead Based Paint at the facility.

None observed.

Mercury

Describe any occurrences of mercury at the facility.

N/A

Ordnance and Explosives

Describe any occurrences of ordnance or explosives at the facility.

N/A

Potable Water Quality and Indoor Air Quality

Describe any occurrences of potable water and/or air quality issues at the facility.

N/A

Polychlorinated Biphenyls (PCBs)

Describe any occurrences of polychlorinated biphenyls at the facility.

Transformers listed on 1989-1991 drawings at engine test cells area. Paul Kotanchik is contact for PCB test database.

Pesticides/Herbicides

Describe any occurrences of pesticides/herbicides at the facility.

N/A. Pesticide shop is about 1-2 miles NW on Range Road. Nellis AFB pest management plan in place.

Radiological Substances

Describe any occurrences of radiological substances at the facility.

N/A

Radon

Describe any occurrences of radon at the facility.

N/A

Other Tanks (Non-hazardous and Non-POL)

Describe any aboveground or underground tanks at the facility that are not considered to contain hazardous materials or POLs.

Adjacent property firefighting water ASTs at Heli Rescue.

VISUAL SITE INSPECTION AND PHYSICAL SITE INSPECTION(VSI/PSI) FORM

GENERAL INFORMATION

Facility Number

Segments 3 and 4

Date Inspected: 7/28/03, 7/30/03,
5/26/2004, 6/12/2004

Type of Building: roadways and undeveloped land

Area (Sq. Ft.) N/A

Type of Construction: N/A

Year of Construction: since 1960's

Points of Contact

Name	Title	Years Associated with Building	Shop Name	Telephone Number
Bernd Schmidt	IRP Manager	3	Nellis AFB EM	652-2882
Jim Pedrick	EM Manager	5	Nellis AFB EM	652-6103

Description of Facility: These segments of the pipeline route (segments 3 and 4) in Nellis AFB Area I begin after the pipeline route turns S onto Hollywood Blvd. at the eastern end of segment 2. (This is also where the alternative pipeline route extends due E) The route passes E of the US DOE RSL and continues S on Hollywood past the guard gate, then SW along perimeter road to rejoin Hollywood Blvd. going to South. The route turns SW before ending where the alternative route rejoins the S end of this segment.

Segment 4 runs W from the southern end of segment 3 to connect with the ASTs at the ESOS. The new AST storage will be located near the mid-point of segment 4. Segment 4 is located on undeveloped land adjacent to the LOLA parcel and the ESOS. Segment 4 runs W to perimeter road then S to the ESOS.

PHYSICAL SETTING

Current Uses of the Property

Are any current uses likely to involve treatment, storage, disposal, or generation of hazardous substances or petroleum products? Yes No

Report current uses based on observation, interviews, and records review.

Used for JP-8 conveyance (existing pipeline) near perimeter road and ESOS.

Past Uses of the Property

Were any past uses likely to have involved treatment, storage, disposal, or generation of hazardous substances or petroleum? Yes No

Report all past uses based on observation, interviews, and records review.

Undeveloped until 1970s, then perimeter road and Hollywood Blvd. unpaved and later paved. This area of the base became more developed after runways were extended to current length c. 1980. US DOE RCL (Segment 3) built in 1980s, aprons and east runway revetments and large frame fueling areas were added progressively over 1980s to 1990s. Undeveloped land is still present off the Nellis AFB roads. The LOLA parcel was added in 1999 with a minor ACM (transite pipe) and petroleum surface soil cleanup conducted by the Air Force in areas of past surface dumping, after acquisition by the Air Force.

Current and Past Uses of Adjoining Properties

Report all past and present uses of adjoining properties within one-quarter mile based on observations, interviews and record review. Report only information on activities likely to cause a recognized environmental impact.

The following are directly adjacent properties:

- North – perimeter roads and runway, LOLA apron and US DOE RSL.
- East – undeveloped land, water supply well, unpaved section road.
- South –Nellis AFB Golf Course, undeveloped land, residential.
- West – LOLA and fueling revetments at E side of runways, further west, flight line on W side of runways. Bore-sight bunkers are at ends of LOLA arms. These are in the process of being demolished and removed in summer 2004.

Roads

Describe all thoroughfares adjoining the property and any roads, streets, and parking lots adjacent to the property.

Perimeter road going is SW-NE parallel to runways. Hollywood Blvd. runs N-S but is offset to the east before going N-S again at N end of Segment 3. A new munitions road will cross Segment 3.

PROPERTY FINDINGS

Hazardous and Petroleum, Oil, and Lubricant (POL) Substances

Describe uses, waste generation, and storage within facility.

Hazardous and POL Products

Diesel and gasoline at DOE RSL.

ESOS AST storage.

Hazardous and POL Wastes

OWS at DOE RSL.

WO tank at DOE RSL.

Spill Related Information

Describe the occurrence of spills associated with facility

Segment 3 crosses or abuts inactive IRP Site 13, considered nonhazardous.

Installation Restoration Program (IRP) Sites

Describe IRP sites located at the facility.

Segment 3 crosses or abuts inactive IRP Site 13, considered nonhazardous.

RCRA Solid Waste Management Units (SWMUs)

Describe SWMUs located at the facility.

N/A (Inactive IRP disposal sites adjacent, IRP Site 13 may be crossed, reportedly not a concern per NAFB ERP staff.)

Storage Tanks and Related Systems

Describe all underground and aboveground tanks, vent pipes, fuel pipes, stored material refueling and loading and unloading areas, and capacity.

Underground Storage Tanks (USTs)

N/A. Note adjacent property USTs at DOE.

Aboveground Storage Tanks (ASTs)

N/A. ASTs adjacent property = DOE, ESOS.

Hydrant Fueling Systems

Describe the occurrences of hydrant fueling systems associated with the facility.

N/A. Adjacent property at East Side Runway Revetments.

Drains and Sumps

Describe the occurrences of drains and sumps at the facility.
None seen during VSI.

Sanitary Sewer and Disposal Systems

Describe the occurrences of sewer and disposal systems at the facility.
Utilities parallel to Hollywood Blvd. per 1989-1991 CES drawings.

Surface/Stormwater Systems

Describe the occurrences of surface/stormwater systems at the facility.
Not observed at site.

Silver Recovery Units

Describe the occurrences of silver recovery units at the facility.
N/A

Oil/Water Separators (OWSs)

Describe the occurrences of oil/water separators at the facility.

OWS at adjacent DOE RSL.

Washracks

Describe the occurrences of washracks at the facility.

N/A

Septic Tanks

Describe the occurrences of septic tanks at the facility.

N/A

Grease Traps

Describe the occurrences of grease traps at the facility.

N/A

PROPERTY DISCLOSURE FACTORS

Asbestos Containing Material (ACM)

Describe any occurrences of asbestos containing materials at the facility.

None observed. Paul Kotanchik (652-6410) is Nellis EM ACM, LBP, PCB contact.

Lead-Based Paint (LBP)

Describe any occurrences of Lead Based Paint at the facility.

None observed.

Mercury

Describe any occurrences of mercury at the facility.

N/A

Ordnance and Explosives

Describe any occurrences of ordnance or explosives at the facility.

N/A

Potable Water Quality and Indoor Air Quality

Describe any occurrences of potable water and/or air quality issues at the facility.

N/A

Polychlorinated Biphenyls (PCBs)

Describe any occurrences of polychlorinated biphenyls at the facility.

N/A. Paul Kotanchik is contact for PCB test database.

Pesticides/Herbicides

Describe any occurrences of pesticides/herbicides at the facility.

N/A

Radiological Substances

Describe any occurrences of radiological substances at the facility.

N/A

Radon

Describe any occurrences of radon at the facility.

N/A

Other Tanks (Non-hazardous and Non-POL)

Describe any aboveground or underground tanks at the facility that are not considered to contain hazardous materials or POLs.

Adjacent property firefighting water ASTs at DOE RSL.

VISUAL SITE INSPECTION AND PHYSICAL SITE INSPECTION(VSI/PSI) FORM

GENERAL INFORMATION

Facility Number

Segment 5

Date Inspected: 7/28/03, 7/30/03,
5/26/2004, 6/12/2004

Type of Building: roadways and
undeveloped land

Area (Sq. Ft.) N/A

Type of Construction: N/A

Year of Construction: since 1960's

Points of Contact

Name	Title	Years Associated with Building	Shop Name	Telephone Number
Bernd Schmidt	IRP Manager	3	Nellis AFB EM	652-2882
Jim Pedrick	EM Manager	5	Nellis AFB EM	652-6103
Bill Sandeen	Land Manager	8	Nellis AFB EM	652-2834

Description of Facility: This segment of the pipeline route is an alternative route extending further east into less developed areas of Nellis AFB Area I. Segment 5 runs west from the southern end of Segment 3 to connect with the ASTs at the ESOS. The new AST storage will be located near the mid-point of this Segment 4. Segment 4 is located on undeveloped land adjacent to the LOLA parcel and the ESOS. Segment 4 runs west to perimeter road then south to the ESOS.

PHYSICAL SETTING

Current Uses of the Property

Are any current uses likely to involve treatment, storage, disposal, or generation of hazardous substances or petroleum products? _ Yes x No

Report current uses based on observation, interviews, and records review.
Used for JP-8 conveyance (existing pipeline) near perimeter road and ESOS.

Past Uses of the Property

Were any past uses likely to have involved treatment, storage, disposal, or generation of hazardous substances or petroleum? _ Yes x No

Report all past uses based on observation, interviews, and records review.
Undeveloped until 1970s, then perimeter road and Hollywood Blvd. unpaved and later paved. This area of the base is largely undeveloped. Segment 5 of the pipeline route is an alternative to Segment 3, Segment 5 extends farther to the east away from the runway and LOLA areas. Undeveloped land is still present off the Nellis AFB roads. The LOLA parcel was added in 1999, and after acquisition, the Air Force conducted a minor ACM (transite pipe) and petroleum surface soil cleanup in areas of past surface dumping. The first portion of this segment is runs east along Minot Avenue for about 2,000 feet past the preferred pipeline route, before turning south along an unpaved road that is identified as “Hollywood Blvd. Extended.” This “Hollywood Blvd. Extended” is about 0.75 mile east of and parallel to the Hollywood Blvd. at Segment 3 of the pipeline route, along which a guard gate and other facilities (such as the US DOE RSL) are located. Nellis AFB water supply well #3 is located about 1,000 feet south of Minot Ave. along this route, and this well is out of service. Due to naturally occurring arsenic concentrations, Nellis AFB wells # 2, 3, 4 and 5 produce only non-potable water that is conveyed to the golf course for irrigation use. This area south of Minot Ave. and extending about 10,000 feet to the southwest was used extensively for off-road vehicle recreation. Several areas of limited surface dumping were also observed. Off-road vehicle use and debris are shown in photos 6, 7, 8, and 9. At the southern portion of this segment the route runs west to intersect Segments 3 and 4 and the proposed AST storage area east of the existing ESOS storage. Most of Segment 5 is located in the East Branch of the Range Wash, adjacent to a proposed detention basin planned by the Clark County Flood Control District.

Current and Past Uses of Adjoining Properties

Report all past and present uses of adjoining properties within one-quarter mile based on observations, interviews and record review. Report only information on activities likely to cause a recognized environmental impact.

The following are directly adjacent properties:

- North – Minot Ave, munitions haul road.
- East – undeveloped land (Nellis Area II development far NE).
- South – undeveloped land; gravel borrow area far S-SW, residential far SW.
- West – LOLA, Range Wash; far west - fueling revetments at E side of Nellis runways.

Roads

Describe all thoroughfares adjoining the property and any roads, streets, and parking lots adjacent to the property.

Minot Ave. runs E-W at north end of this segment. Hollywood Blvd. runs N-S at northern beginning of this segment, but is offset to the east before going N-S again at N end of Segment 5. The far eastern portion of this segment runs along “Hollywood Blvd. Extended.”

PROPERTY FINDINGS

Hazardous and Petroleum, Oil, and Lubricant (POL) Substances

Describe uses, waste generation, and storage within facility.

Hazardous and POL Products

None observed.

Hazardous and POL Wastes

None observed.

Spill Related Information

Describe the occurrence of spills associated with facility

Segment 5 crosses or abuts inactive IRP site 13, considered nonhazardous.

Installation Restoration Program (IRP) Sites

Describe IRP sites located at the facility.

Segment 5 crosses or abuts inactive IRP site 13, considered nonhazardous.

RCRA Solid Waste Management Units (SWMUs)

Describe SWMUs located at the facility.

N/A (Inactive IRP disposal sites adjacent, 13 may be crossed.)

Storage Tanks and Related Systems

Describe all underground and aboveground tanks, vent pipes, fuel pipes, stored material refueling and loading and unloading areas, and capacity.

Underground Storage Tanks (USTs)

N/A

Aboveground Storage Tanks (ASTs)

N/A

Hydrant Fueling Systems

Describe the occurrences of hydrant fueling systems associated with the facility.

N/A

Drains and Sumps

Describe the occurrences of drains and sumps at the facility.

None seen during VSI.

Sanitary Sewer and Disposal Systems

Describe the occurrences of sewer and disposal systems at the facility.

Utilities parallel to Hollywood Blvd. (north to south, at the western portion of this segment) per 1989-1991 CES drawings.

Surface/Stormwater Systems

Describe the occurrences of surface/stormwater systems at the facility.

Much of Segment 5 is located within the East Branch of the Range Wash.

Silver Recovery Units

Describe the occurrences of silver recovery units at the facility.

N/A

Oil/Water Separators (OWSs)

Describe the occurrences of oil/water separators at the facility.

N/A

Washracks

Describe the occurrences of washracks at the facility.

N/A

Septic Tanks

Describe the occurrences of septic tanks at the facility.

N/A

Grease Traps

Describe the occurrences of grease traps at the facility.

N/A

PROPERTY DISCLOSURE FACTORS

Asbestos Containing Material (ACM)

Describe any occurrences of asbestos containing materials at the facility.

None observed. Paul Kotanchik (652-6410) is Nellis EM ACM, LBP, PCB contact.

Lead-Based Paint (LBP)

Describe any occurrences of Lead Based Paint at the facility.

None observed.

Mercury

Describe any occurrences of mercury at the facility.

N/A

Ordnance and Explosives

Describe any occurrences of ordnance or explosives at the facility.

N/A

Potable Water Quality and Indoor Air Quality

Describe any occurrences of potable water and/or air quality issues at the facility.

N/A

Polychlorinated Biphenyls (PCBs)

Describe any occurrences of polychlorinated biphenyls at the facility.

N/A. Paul Kotanchik is contact for PCB test database.

Pesticides/Herbicides

Describe any occurrences of pesticides/herbicides at the facility.

N/A

Radiological Substances

Describe any occurrences of radiological substances at the facility.

N/A

Radon

Describe any occurrences of radon at the facility.

N/A

Other Tanks (Non-hazardous and Non-POL)

Describe any aboveground or underground tanks at the facility that are not considered to contain hazardous materials or POLs.

N/A